



**DEBORDIEU COLONY
COMMUNITY ASSOCIATION
Rules & Regulations**

DeBordieu®



DeBORDIEU®

RULES & REGULATIONS FOR DEBORDIEU COLONY

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TABLE OF CONTENTS

SECTION 1. CLASSIFICATIONS	4
SECTION 2. ACCESS TO DEBORDIEU	4
SECTION 3. THE USE OF AMENITIES	5
SECTION 4. ENFORCEMENT	5
SECTION 5. DEBORDIEU ROADWAYS	6
SECTION 6. GOLF CARTS	6
SECTION 7. PARKING	7
SECTION 8. CONTRACTOR'S RULES.....	7
SECTION 9. PETS	7
SECTION 10. BOAT REGISTRATION AND STORAGE	8
SECTION 11. JET SKIS.....	8
SECTION 12. BOAT BASIN, DOCKS, AND CREEKS	9
SECTION 13. WILDLIFE	9
SECTION 14. 911 SERVICE	10
SECTION 15. MISCELLANEOUS RULES	10

The purpose of these Rules and Regulations is to promote the safety of owners, residents and their guests, and to assure that DeBordieu Colony remains a protected, private residential community where owners and guests can enjoy its natural beauty and recreational opportunities.

Section 1. Classifications

These rules and regulations apply to all persons having access to DeBordieu Colony, and shall include the following classifications:

1. **Property Owners:** those who own property in DeBordieu Colony
2. **Personal Guests:** persons invited by property owners
3. **Rental Guests:** persons renting dwellings temporarily
4. **Business Guests:** persons invited by DeBordieu Management, DCCA Board of Directors, or Club Management or Board of Trustees
5. **Employees:** persons employed by DeBordieu Colony Community Association, DeBordieu Club or Peace-Sotheby's Real Estate.
6. **General Contractors and Sub-Contractors:** those performing construction and general work for property owners, DeBordieu Colony Community Association or the DeBordieu Club.
7. **Business and Service Vendors:** legally admitted sales personnel, service personnel hired by property owners or DeBordieu Colony, utility employees, paper and mail delivery personnel etc.

Section 2. Access to DeBordieu

DeBordieu Colony's security system uses security/surveillance cameras and related applications to monitor traffic flow in and out of the community. Property owners, Contractors, and Vendors must register with DeBordieu Colony Community Safety & Security to receive all required decals and barcodes necessary to gain admittance to the property.

- a. Up-to-date property owner decals and valid barcodes are required. Each property is allowed a maximum of eight decals. A waiver for additional decals may be submitted to the General Manager for consideration.
- b. New decals and barcodes are issued periodically. Assessments must be current before issuance. Barcodes and decals are limited to property owners and their immediate family members (mothers, fathers, sisters, brothers, sons, daughters, sons-in-law, and daughters-in-law).
- c. All guests entering DeBordieu Colony must be authorized by a property owner or approved employee and will be issued a distinctive pass to be displayed at all times on the driver's side of the vehicle dashboard.
- d. Property owners must provide DeBordieu Colony Community Safety & Security with the name(s) of guest(s) prior to arrival.



- e. Property owners may request a guest pass for a maximum of seven days. Permanent guests will not be allowed.

Section 3. The Use of Amenities

- a. The use of DeBordieu Club amenities, including the parking facilities, is restricted to Club Members and their guests. The Club has separate Rules and Regulations for its amenities.
- b. The use of lakes, ponds, creeks, and marshes accessed through DeBordieu Colony is restricted to property owners, personal guests, and rental guests. They are prohibited to all others and are further controlled by covenants filed with respect to DeBordieu Colony.
- c. Boats (other than for pond maintenance) in community ponds are limited to small non-motorized boats that can be hand launched only. Use of a boat is at the property owner's risk. Boats (other than for pond maintenance) are prohibited in golf course ponds.
- d. Contract workers are ***NOT PERMITTED*** to use either:
 - 1) club amenities, including, without limitation the Clubhouse Grill Room, Blue Heron Beach Grill, Fitness Center, golf course and pools; or
 - 2) community amenities, which include the beaches, boat landing, creeks and lakes for fishing, crabbing, or shrimping.
- e. **Do Not Drive Or Park On The Beach Accesses!** All DeBordieu Colony beach accesses and parking areas are marked. Avoid trespassing on private property.

Help protect sea oats and other dune grasses and vegetation. South Carolina Law prohibits the taking of sea oats.
- f. **Do Not Walk, Play or Park Boats and Jet Skis On The Sand Dunes!**

Golf carts, cars, trucks, SUVs, vans, dune buggies, bikes, or other vehicles are prohibited on the sand dunes and the beach. Non-motorized bicycles are allowed on the beach, but not the dunes.

Section 4. Enforcement

- a. Under SC Code of Laws, Title 40, Chapter 18, DeBordieu Colony Community Safety & Security officers have the authority, to make arrests for violations of SC criminal statutes on DeBordieu Colony property.
- b. In addition, the DCCA has established Uniform Safety Codes to facilitate a safer community for property owners, service providers, visitors and guests. Property owners and their guests are expected to observe the provisions of the DCCA Uniform Safety Codes, copies of which are available at the DCCA Administration Office and on the DCCA website.



- c. DeBordieu Colony Community Safety & Security officers enforce DCCA Rules and Regulations, SC laws and the DCCA Uniform Safety Codes. Violation of any rules and regulations should be reported to DCCA Community Safety & Security personnel for investigation.
- d. These rules and regulations are in addition to, and in no way limit those restrictions contained in the deeds of each property owner, the Covenants and Restrictions for DeBordieu Colony, or any rules and regulations promulgated by neighborhood associations within DeBordieu Colony.

Section 5. DeBordieu Roadways

DeBordieu Colony roads are classified as secondary highways in South Carolina and all SC traffic laws must be observed.

- a. Speed limits and other traffic control signs are posted throughout DeBordieu Colony. DeBordieu Colony Community Safety & Security and other law enforcement officers monitor traffic and issue SC state summons for all violations provided under SC Code of Laws, Title 40, Chapter 17.
- b. **Share the Roads.** Anyone operating a motor vehicle within DeBordieu Colony should be aware of pedestrians walking, or jogging, bicyclists, and persons driving golf carts.
- c. Motorcycles, mopeds, go-carts, campers, recreational vehicles, gasoline powered golf carts/hybrids, ATV's or comparable vehicles, farm or utility type vehicles and similar motorized vehicles are prohibited within DeBordieu Colony. Battery/electric powered golf carts and neighborhood electric vehicles (NEVs) are permitted within DeBordieu Colony.

Section 6. Golf Carts

Property owners and their guests have the privilege of using golf carts on DeBordieu Colony roads provided owners and operators abide by SC state laws, DeBordieu Colony Rules and Regulations and the DeBordieu Colony Golf Cart Policy.

- a. A golf cart in DeBordieu Colony is defined as a battery/electric powered (similar to those ordinarily used on a golf course) golf cart with no more than three bench seats. Gasoline powered golf carts are prohibited.
- b. SC code of law permits operation during daylight hours only.
- c. **OPERATORS MUST BE AT LEAST 16 YEARS OF AGE AND HOLD A VALID DRIVER'S LICENSE.** All SC traffic laws and regulations must be obeyed.
- d. Property owners must register their golf cart(s) with DeBordieu Colony Community Safety & Security. Property owners are required to sign a form complying with DeBordieu Colony Rules and Regulations before a decal is issued.
- e. Personal golf carts should never be driven on the golf course or cart paths during normal playing hours to avoid interfering with golf play.

- f. Personal golf carts should never be driven on the fairways and rough of the golf course.

Any violation of these regulations may result in suspension of golf cart privileges. Please report any apparent violations to DeBordieu Colony Community Safety staff.

Section 7. Parking

- a. As a norm, parking on streets and shoulders of streets within DeBordieu Colony is discouraged. Residents and guests should also avoid parking on designated Cart/Pedestrian/Bicycle paths. Whenever possible, all owners and guests should park their vehicles in driveways and parking areas on the owner's property.
- b. When parking on streets or shoulders, the following considerations should be observed:
 - 1) Vehicles should be parked so as to permit the unobstructed passage of emergency vehicles, which are longer and wider than conventional passenger vehicles.
 - 2) Parked vehicles must not obstruct ingress to or egress from driveways.
 - 3) Contractors' vehicles should not be parked on roads or shoulders for any longer than is needed to accomplish work being performed.
- c. Beachfront parking should be restricted to points of beach access whenever possible.
- d. DeBordieu Colony Community Safety & Security should be consulted in advance in connection with parking for any large social event which will foreseeably require substantial amounts of parking on streets or shoulders.

Section 8. Contractor Rules

The DCCA Architectural Review Board Requirements and Procedures Manual define contractor rules and regulations. Contractors must strictly observe them as a condition of continued access to DeBordieu.

- a. When entering and leaving DeBordieu Colony all workers are required to use the most direct route to and from their assigned job site.
- b. Contractor work on Sundays or holidays is limited to emergencies only.

Section 9. Pets

- a. Only household pets of property owners, guests and renters are permitted in DeBordieu Colony. Owners are responsible for insuring that their pets do not constitute a nuisance to property owners or guests, nor disturb wildlife and dunes.
- b. Contractors are **NOT ALLOWED** to bring pets into DeBordieu Colony.
- c. Pets are required to have owner identification on them and must have current vaccinations against rabies, as provided under county ordinances.

- d. **DOGS ARE PROHIBITED FROM ROAMING OFF THE OWNER'S PREMISES UNLESS RESTRAINED BY THE OWNER OR OTHER RESPONSIBLE PERSON BY MEANS OF A LEASH OR OTHER SIMILAR RESTRAINING DEVICE.**
- e. Pets found in violation of the animal leash ordinance may be impounded by the Georgetown County Animal Control Service.
- f. Pets are prohibited at the Beach Club pools and on the golf course.
- g. **DOGS ARE PROHIBITED FROM ROAMING AT LARGE OR WITHOUT A LEASH ON OR ALONG THE BEACHFRONT BETWEEN THE HOURS OF 9:00 A.M. AND 7:00 P.M. ON ANY DAY.**
- h. **OWNERS ARE RESPONSIBLE FOR THE CLEAN-UP OF THEIR PET'S WASTE.**
- i. Each villa regime may have additional rules governing pets applicable to its specific situation.
- j. A State summons may be issued to habitual violators regarding these rules.

Section 10. Boat Registration and Storage

- a. Property owners must register their boat(s) with DeBordieu Colony Community Safety & Security and the proper decal must be displayed at all times. A property owner entering DeBordieu Colony while towing a boat that is not registered must provide documented proof that the boat has been purchased in his/her name to obtain a temporary boat pass until the boat can be properly registered with DeBordieu Colony Community Safety & Security.
- b. Property owners' guests, renters, renters' guests, and all visitors who enter DeBordieu Colony towing a boat are required to purchase a temporary boat pass from DeBordieu Colony Community Safety & Security.
- c. Owners of boats admitted to DeBordieu Colony are expected to observe the provisions of the DCCA Boat Policy, copies of which are available at the DCCA Administration Office and on the DCCA website, www.debordieucolony.org.
- d. Boats and trailers may be stored within the garage of the residence. On-site storage of a boat, other than in a garage area, is allowed only if the storage area is screened from the street and neighboring properties. ARB approval of proposed screening is required.
- e. DeBordieu Colony provides a limited number of dry storage spaces on a first-come, first-served basis, one per property.

Section 11. Jet Skis

- a. Only property owners are allowed to have jet skis in the community.
- b. Jet skis must be registered as a boat with DeBordieu Colony Community Safety & Security. A DeBordieu Colony decal must be affixed to the hull.



- c. The property owner must sign a waiver acknowledging good faith compliance with these rules and regulations. Waivers are included on the Boat Registration Form, and are available at the DCCA Administration Office.
- d. Jet skis may be launched only at the boat landing.
- e. Jet skis must be operated behind the breakers in a responsible manner, and not within 100-feet of swimmers.
- f. **Jet skis must observe the "NO WAKE" zones in the canal.**
- g. On-site storage must comply with boat storage requirements.

Section 12. Boat Basin, Docks, and Creeks

- a. All community dock facilities shall only be used by property owners, their guests, and rental guests.
- b. The community dock at the Boat Basin is available for temporary use while the driver moves his vehicle after launching and immediately before parking the boat back on its trailer.
- c. Boats larger than 22-ft. are prohibited from launching at the boat ramp.
- d. Unattended boats tied to any community dock will be ticketed and are subject to being towed at the owner's expense.
- e. Observe the **NO PARKING** signs along the berms.
- f. Unattended trailers left at any community boat facility will be ticketed and are subject to being towed at the owner's expense.
- g. All federal and state laws for fishing must be adhered to. Regulations are enforced by state wildlife officers.

DeBordieu Colony Waterways are designated by the SC Department of Natural Resources as NO WAKE ZONES. Any negligent or reckless operation of watercraft should be reported to DeBordieu Colony Community Safety & Security or SCDNR at (800) 922-5431. Violations may result in a revocation of boat registration. State law regulating fresh water fishing and establishing limits for fresh water species shall apply within DeBordieu Colony.

Section 13. Wildlife

DeBordieu Colony is a wildlife sanctuary area.

- a. Wildlife, such as sea turtles, alligators, birds, raccoons, otters, foxes, wild hogs, deer, turkeys, coyotes, or other wildlife SHALL NOT BE HARASSED.
- b. Hunting or the discharge of any firearm including BB and pellet guns is strictly prohibited within DeBordieu Colony and the creek areas.
- c. Motorists are cautioned to be alert for the crossing of deer and other animals, particularly at night.

- d. Please be cautious of any animal that seems unafraid or friendly. It may have rabies.
- e. Sea turtles nest on DeBordieu Colony's beach during May through November and are protected by federal law. They must not be disturbed in any way, and law strictly prohibits the use of lights directed toward the beach during this time. Oceanfront lights must be turned off at 10 PM. Items left on the beach overnight present a hazard to sea turtles. These items are considered abandoned on state property, and will be removed.
- f. Alligators should not be fed, harassed, or approached. Alligators cannot be tamed and feeding them can result in mistaking a hand for a handout! SC law prohibits the feeding or harassing of alligators and a fine will be levied.
- g. Property owners and guests should be aware of the potential danger of any such wildlife and shall take proper precaution with children and pets.
- h. DeBordieu Colony is not responsible for any harm to persons or pets resulting from wildlife.
- i. DeBordieu Colony Community Safety & Security personnel follows a set protocol wherein all calls relating to wildlife are referred to a wildlife manager. The wildlife manager shall investigate the matter and take the steps deemed necessary to alleviate any threat to homeowners or property. Calls to community safety & security personnel do not automatically result in the removal of wildlife. Assistance to the property owner, by DeBordieu Colony Community Safety & Security, in reporting aggressive alligators, or other wildlife, to wildlife authorities shall not shift liability to DeBordieu Colony Community Safety & Security or the DCCA.

Section 14. 911 Service

Dial 911 for a medical or fire department emergency. The 911 system is programmed to notify first responders of the caller's street address. Anyone experiencing a medical or fire emergency should call 911 directly. Contacting DeBordieu Colony Security Gatehouse will unnecessarily delay the emergency response.

Georgetown County requires each resident to have a minimum 4-inch-tall house numbers placed on the front of their residence and on both sides of their mailbox if one is installed.

Section 15. Miscellaneous Rules

- a. Property owners are required to keep their properties in a clean and orderly condition at all times.
- b. Littering anywhere within DeBordieu Colony is prohibited.
- c. All property owners are required to have back door garbage pickup service, or dispose of trash, including bulk items, off property. Dumping of any trash within DeBordieu Colony is strictly prohibited.
- d. Garbage and trash must be kept in sealed enclosure bags and placed in closed containers located so as not to be visible from other dwellings or the golf course.

- e. No burning of trash or other debris is permitted at any time on residential property.
- f. Owners and guests may not hang beach towels, bathing suits, etc., on the decks and railings of homes or villas.
- g. Outside clotheslines are not permitted.
- h. Any loud or disturbing noise such as high volume operation of radios will not be permitted.
- i. The cutting or gathering of firewood or other vegetation within DeBordieu Colony is prohibited.
- j. Outside lighting shall be used only in such a way not to be offensive to neighboring property owners.
- k. Exterior antennas are prohibited. Small satellite dishes may be approved upon submittal to the DeBordieu Colony ARB, but must not be visible from the street or neighboring properties. Parking of recreational vehicles, campers, RV's, trucks in excess of ¾ ton capacity, commercial vehicles, or unused or inoperable vehicles is prohibited at a residence unless the vehicle is parked within the garage of the residence.
- l. A resident who uses a business vehicle or truck with business signs or logos on it for transportation must ensure that the vehicle, when not in use, is parked inside the garage of the residence.
- m. Boats must be parked within the garage of the residence or in the designated Dry Storage area within DeBordieu. On-site storage of a boat, other than inside the garage, is allowed only if the storage area is screened from the street and neighbors. Prior ARB approval is required for screened on-site boat parking. Additionally, temporary storage spaces will be made available for a limited time and on a first-come, first-served basis. Contact DeBordieu Security for more information on Dry Storage and on temporary space reservations and limitations.