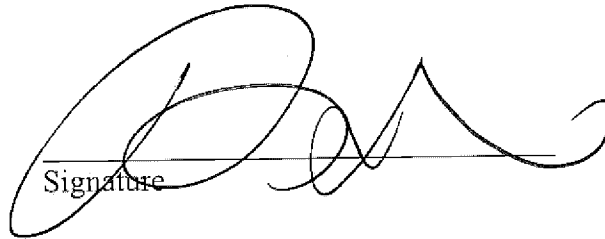


## HOLIDAY TOWERS HORIZONTAL PROPERTY REGIME

Legal Description: Holiday Towers Horizontal Property Regime, located between 6<sup>th</sup> and 7<sup>th</sup>  
Avenue South, 601 Mitchell Street, Myrtle Beach, South Carolina, 29577

Contract Information: Omni management services, Inc. Victoria O'Connor, 601 Mitchell Street  
#1505, Myrtle Beach, SC 29577.

The rules, regulations and policies of the above-named Association were approved for filing on  
May 22, 2023.

  
Signature

Don Davis, President  
Holiday Towers Board of Directors

**2022 HANDBOOK  
HOLIDAY TOWERS HORIZONTAL PROPERTY REGIME**

Contact Info: Office 843-626-7221  
Website: [www.holidaytowershoa.com](http://www.holidaytowershoa.com)

Welcome to Holiday Towers where you will find a relaxed atmosphere, a casual way of life and some of the nicest people on the planet.

There are 108 condominiums housed in our building at Holiday Towers with a pool, kiddie pool, and tennis court. We hope you will enjoy living and vacationing here as much as we do.

Our community is governed by a 5-member Board of Directors with a job to promote the general welfare and safety of our residents and guests. The Board administers the operating budget and employs a management company with a 30-hour week onsite office. We hope you will take time to get to know these civic-minded folks.

With ownership and residency come some responsibilities. This handbook is designed to outline most of these. The full official documents governing us are the Master Deed and By-Laws, both of which can be downloaded at [www.holidaytowershoa.com](http://www.holidaytowershoa.com). We encourage you to frequent our website for detailed community information. If you have questions, requests and/or comments for the Board, please put them in writing and either email them to helpdesk at [www.holidaytowers.com](http://www.holidaytowers.com) or drop them into the Board's drop box at the office door or mail to:

Holiday Towers Condo, Unit 1505

601 Mitchell Dr.

Myrtle Beach, SC 29577.

We look forward to hearing from you. If you would like to attend board meetings, they are held at the Holiday Towers office. Please check the "Events" calendar on the website to confirm meeting schedules as they vary. If you would like to be heard at one of the Board meetings, please send a written request to either of the addresses above so we can add you to the agenda.

It is the Regime's goal to protect property values by developing a unified and beautiful complex. Please help each other and your Board of Directors to make our property one in which we can all be proud to live and visit.

**MANAGEMENT CONTACT INFORMATION:**

Association Manager: Vicky O'Connor (9:00 AM - 3:00 PM M-F)

OMNI After Hours Emergency: 888-215-0023

Office Number: (843) 626-7221

[www.holidaytowershoa.com](http://www.holidaytowershoa.com)

Association Mailing Address:

Holiday Towers Condominiums, Unit 1505

601 Mitchell Drive

Myrtle Beach, SC 29577

**POLICE/FIRE EMERGENCIES 911 /UTILITIES**

City of Myrtle Beach Police Department (Non-Emergency) - (843) 918-1400

Electricity - Santee Cooper: Emergency to report outage (24 hours) - (888) 239-2300

City of Myrtle Beach Water Department - (843) 918-1212

City of Myrtle Beach Animal Control - (843) 918-1079

**OWNERS' REGIME FEE PAYMENTS**

Regime fees are not optional and we do not send reminder billings. Your regime fee is due on the first (1st) day of every month, and is late if not received by 5:00 PM on the 10th day of the month. There is a Holiday Towers \$25 late fee charged for each late monthly payment AND a \$25 late fee for Omni Management. If you are having difficulty meeting the payment dates, please call the Office Manager before the 10th of the month to discuss your situation. We are more than willing to work with you through difficult times, but you must call before the 10th of the month and not after it. It is important to discuss your situation before your account gets too far behind because liens are filed against accounts more than 60 days in arrears. If a lien is placed against your property, your mortgage company may be notified and there is a \$300 filing fee for each lien filed.

### ARCHITECTURAL CHANGES

We consider it important to keep the external appearance of our buildings uniform per our Master Deed/By-Laws. If you would like to make an architectural change, you must submit your written request to [www.holidaytowershoa.com](http://www.holidaytowershoa.com) or you can mail it to your management company at 601 Mitchell Drive Unit 1505, Myrtle Beach, SC 29577 or can drop it off at the Holiday Towers office during business hours. Beginning any such project without Board approval may incur fines and costly fees.

In the same vein, we do not allow wires, cables, satellite dishes, etc. to be attached to the outside of the building.

### GARBAGE/TRASH

Loose garbage is not allowed at Holiday Towers. Bag your garbage in trash bags and tie securely prior to putting in the trash cans or chutes. Also, no garbage, either bagged or in cardboard boxes, may be left on the ground. This prevents pests from having a field day spreading your garbage across the complex.

Please call the City of Myrtle Beach (843) 918-2160 to pick up all large household items such as appliances, furniture, bathroom fixtures, and mattresses. Items not collected by the City include electronics, building debris, tires, batteries, paint cans, oil and hazardous materials. Please call the City of Myrtle Beach to find out where you must take such items.

### INSURANCE

Our community is insured by Nationwide Insurance for hazard and FEMA for flood. Our broker is Spangler and Associates Agency. Information regarding insurance for the exterior and structure of all units and the common grounds is available by calling Mark McDonald (919-872-5080). When your mortgage company needs confirmation of coverage or any information regarding exterior building insurance for both Hazard and Flood, they or you must call Spangler and Associates as listed above. They will provide necessary documentation to lenders. The HOA does not provide insurance coverage information/documentation. Owners are responsible for their own interior homeowner's insurance and need to purchase an HO6 condo policy. We strongly urge homeowners to purchase an HO6 policy covering liability, interior upgrades, flooring, appliances, firewalls, contents, and "building assessments."

"Building assessment" coverage includes community hazard and flood insurance Master Policy insurance deductibles that get passed along to the owners. This coverage would protect you should Holiday Towers be forced to assess each unit to cover Master Policy deductibles. With the cost of insurance skyrocketing every year, the association has had to increase the deductibles on the Master Hazard policy to keep premiums within means, making the owner's HO6 policy with "building assessments" a necessity. You might want to make sure your HO6 policy also covers liability and earthquake damages. You may also want to purchase a flood policy covering interiors and content. Our parking lots are not insured in the master insurance policies, so be certain your cars have adequate coverage. We urge renters to purchase a renter policy to insure their personal property.

### **LANDSCAPING AND GARDENING**

The Regime takes care of grass mowing, tree/shrub trimming and other landscaping maintenance on a weekly basis during the growing season and on a reduced schedule for the remainder of the year. The regime asks that you do not plant anything in the common areas and do not plant or remove any shrubs or trees around your unit without written Board approval. We encourage our owners and guests to enjoy the common grounds we all share, and ask that if you use personal lawn furniture on the common grounds, please remove it at the end of the day.

### **VEHICLES AND PARKING**

Only one (1) vehicle is allowed per unit on the property. Parked vehicles must be in working order and have a current tag. If your vehicle is in violation of these rules, please move it off of the property. Don't make us tow your vehicle. It's expensive and you get to pay for it. **A \$100.00 fine will be assessed if someone is found duplicating parking passes.**

Some vehicles are prohibited in our community: trailers, mobile homes, buses, boats. Motorcycles and golf cars are permitted but must be parked in your one allowable parking space at Holiday Towers (you cannot utilize more than one parking space; therefore if you are parking a golf cart or motorcycle in your space, you cannot park an automobile on the property at the same time). Parking commercial vehicles and PODS overnight on the property requires obtaining prior written Board permission and their stay is limited to 24 hours.

### **PETS**

Pets are not permitted on property. Anyone found in violation will be fined, 1<sup>st</sup> offense \$50 2<sup>nd</sup> offense \$100.00, etc.. Fines will double for each day pet remains on property.

### **POOL - TENNIS COURT**

The swimming pool is one of our community's best assets. In order to keep it running efficiently and to provide for the safety of all who use it, there are a few rules we need to follow. These rules are posted on the pool gate and on the interior fence walls. The pool is open daily from 9:00 AM to 10:00 PM from April 1st through September 30th, 9:00 AM to 9:00 PM October 1st through March 31st. Check the Holiday Towers website for opening and closing dates.

### **POOL AND SPA**

Gatherings of six (6) or more shall be considered a private party. With the upcoming season upon us, at times the pool/picnic area can become congested with additional guests. In order for all homeowners to enjoy the pool facilities, when having a group of six (6) or more, a request in writing must be completed and turned into the office. The request must include the date, time and amount of guests so that we may avoid any conflicts or over crowding.

If you have children under 14, they must be accompanied at the pool at all times by an adult 18 years or older. DHEC regulations prohibit glass containers in the pool area. Flotation devices, balls, toys, etc are not permitted.

There is no lifeguard so you are swimming at your own risk. Please keep the pool gates closed at all times, just another of those DHEC regulations.

Anyone found in pool area under the influence of alcohol or drugs, will be removed from area immediately along with a \$500 fine and FOB suspension.

There is an emergency phone in the box attached to the pool side of the office that can be used to dial 911 (only).

The tennis court is for the use of owners, tenants and their accompanied guests. Children under the age of 15 need to be accompanied by an adult. Food, drinks, pets, skates, skateboards are not allowed. Also no ball games other than tennis are permitted on the court.

### **7<sup>th</sup> AVENUE ENTRANCE/EXIT GATE**

Gate will be closed between 3:00pm and 4:30pm during the season and open at 7:00am. (Gate may be closed earlier due to high traffic and special events or circumstances) The North and South Gates (gate near trash room and Pool gate) are not to be propped open at ANY Time. The North gate closes between 3:30pm and 6:00pm daily. FOBS must be used to gain entrance. Anyone found propping the gate open will be subject to a fine.

### **KEYS TO YOUR UNIT**

Please remember the importance of furnishing the management company with working keys to your unit. Please be assured that your keys are kept locked in the Holiday Towers office and will not be given out unless written permission is received by the office from you prior to release. The only exception to this is during pest control or in the event of an emergency. Your Association Documents allow that in the event of an emergency, the Association does have the right to immediate entry to your unit to control the emergency situation. In the event access cannot be gained during an emergency situation, please note that the police and/or fire department will have no alternative to breaking your door down if a key is not supplied. The cost associated with this type of entry would be the responsibility of the respective unit owner.

### **EXTERIOR DECORATION**

The Association does have the responsibility of maintaining consistency in the community and protecting the building. In addition, there are fire codes that restrict objects from being left outside your unit door in the hallway area. Therefore, no hanging objects or decorations are allowed on the exterior of you unit without prior approval in writing from the Board of Directors.

**DOOR MATS ARE NOT PERMITTED ON THE CATWALKS.**

### **A FEW MORE DO'S AND DONT'S**

Setting off fireworks in the City of Myrtle Beach is illegal. This rule includes sparklers.

If you observe any kind of suspicious activity, call the police (843) 918-1300. Use this same number to report resident disturbances, domestic disputes, etc. The regime does not police the community nor resolve domestic disputes, you must call the Police Department if you observe violent or unusual behavior and request their presence.

For everyone's safety and in an attempt to keep Holiday Towers looking orderly, toys, bicycles, trash, furniture, etc. should not be stored outside your condo. Hanging rugs, pool towels, clothes, cleaning cloths, etc. from the deck, building and shrubbery is not allowed.

### VIOLATIONS

No one wants to discuss this unpleasant topic and if you follow the few, simple homeowner regulations outlined in this handbook, you might not be bothered with a violation.

Suffice it to say that our residents are responsible for their actions as well as for those of their children, tenants and guests at all times. The Board of Directors considers the first notice of a violation as a request for compliance. If the request is not honored in a reasonable amount of time, fines may be imposed as stipulated by the Board.

Please remember, property values are important to us all. It only makes sense to protect your sizable investment in Holiday Towers by helping us keep our complex a safe, clean and an appealing place in which to live and visit. The Board of Directors would like to thank you for choosing Holiday Towers and for abiding by its covenants and restrictions.

### MAXIMUM OCCUPANCY

While the Association is not responsible for rentals, during a recent visit from the Fire Department, they advised us of the allowable occupancy per unit based on square footage. We would like to pass this information on to you as a courtesy. Please note that if you exceed this allowable occupancy, as the owner, you could be fined by the City of Myrtle Beach Fire Department.

One Bedroom Units allowable occupancy is 4 persons

Small Two Bedroom Units allowable occupancy is 7 persons

Large Two Bedroom Units allowable occupancy is 8 persons

Three Bedroom Units allowable occupancy is 9 persons



## **HOLIDAY TOWERS** **RULES & REGULATIONS**

1. The minimum age for rentals/lease is 25; no one under 25 is permitted to occupy units without an adult present. This means friends, family, renters or anyone else.
2. Any illegal substance on property is cause for immediate removal and/or prosecution.
3. Pulling fire alarms is a felony. Anyone caught tampering with the fire alarm pull stations or the elevator emergency telephones will be prosecuted. Please use stairs in case of a fire. Elevators will shut down and you may get trapped inside.
4. Please do not throw trash in the parking lot or on the grounds. All trash from units is to be bagged. Household trash only can be placed in chutes. **PLEASE DO NOT KEEP LARGE AMOUNTS OF TRASH IN UNITS AS THIS CAUSES BUGS.**
5. Smoking is prohibited in the elevators.
6. Alcohol is only permitted within your condo.
7. No loitering on catwalks or courtyard.
8. No yelling from balconies or catwalks. Anyone caught spitting or throwing anything from the balconies or catwalks will be immediately evicted. Please have courtesy and respect for other guests/homeowners. Noise should be kept to a minimum after 8:00pm.
9. Any home improvement projects (Contractors or homeowners) which would be disturbing to neighbors (i.e., hammering, tile work, installation of cabinets, etc.) work must cease at 8:00pm and not begin before 9:00am.
10. The use of lazer pointer guns is strictly prohibited on the property. Anyone using these guns will be asked to leave.
11. Do not hang anything from balconies, this includes towels and clothing. Please do not leave anything outside of your unit in catwalk area, (this includes doormats and shopping carts). Shopping carts and luggage racks are for use by owners and guests please be sure to return them to their proper place on the first floor. In case of a fire, this could be an obstacle.
12. High suds detergents cannot be used in the washing machines. **PLEASE DO NOT USE TIDE.** Use dishwasher detergent in dishwashers only.
13. If you have your air conditioning on, please keep doors and windows closed, as this puts a strain on the air handlers.
14. Please keep your condo keys with you at all times. If you are locked out of your unit, you will have to contact a locksmith. **NO EXCEPTIONS.**
15. No pets are allowed on the property or in the condos, if found in violation first offense \$50 Fine 2<sup>nd</sup> offense \$100. Fines will double for each day violation has not been corrected.

16. If you have an issue with your unit, please contact the owner or property management company from which you rented from.
17. The use of the grills or open-flame cooking in the condo/balcony is strictly prohibited by order of the Myrtle Beach Fire Department.
18. Only 1 vehicle per unit inside the fenced area of property. All vehicles must possess a parking pass. A \$100.00 fine will be assessed if someone is found duplicating parking passes. Motorcycles are to be parked in designated areas only. **NO EXCEPTIONS!** Trailers, boats, campers, buses or excessive large vehicles are prohibited on property. Bicycles are to be kept in designated bike area only.
19. Anyone caught playing or tampering with elevators will be asked to leave without refund. Do not hold elevators. Someone else may need them.
20. Pool and spa are open from 9:00am to 10:00pm April 1<sup>st</sup> through September 30<sup>th</sup>, and 9:00am – 9:00pm October 1<sup>st</sup> through March 31<sup>st</sup>. An adult **MUST** accompany all children. Please remember there is **NO** lifeguard on duty. Flotation devices (other than child vests or swimmies), glass, crayons, chalk, skates, skateboards, bikes, beach chairs, carts, umbrellas or any other items that cause damage to pool or spa are restricted. Please see Pool Rules posted in Pool area for further restrictions. Anyone found in pool area under the influence of alcohol or drugs, will be removed from area immediately along with a \$500 fine and FOB suspension.
21. Gatherings of six (6) or more shall be considered a private party. With the upcoming season upon us, at times the pool/picnic area can become congested with additional guests. In order for all homeowners to enjoy the pool facilities, when having a group of six (6) or more, a request in writing must be completed and turned into the office. The request must include the date, time and number of guests so that we may avoid any conflicts or over crowding. Grills will be closed the day after the Annual Homeowners Meeting and will not re-open until on or about April 1<sup>st</sup>.
22. **ABSOLUTELY NO THONGS.** Swimsuits only, not cutoffs or diapers.
23. Anyone in violation of these rules will receive a fine and possible removal from the property. Please see fine schedule.
24. Please remember that if you have your sliding glass door open, and you open a catwalk door, the catwalk door may slam shut locking you out of the unit, and you may have to contact a locksmith.
25. Rental Golf Carts are strictly prohibited on Holiday Towers property. Only Homeowner owned Golf carts are permitted.
26. Anyone found tampering, or blocking any of the security gates open with any object, (7<sup>th</sup> Avenue gate, North and South Breezeway) and not using their FOB will be fined for each incident. Once South gate 7<sup>th</sup> Avenue is closed, anyone found opening gate will be fined. Fine schedule is as follows:

1<sup>st</sup> offense \$50.00

2<sup>nd</sup> offense \$100.00 fine

3<sup>rd</sup> offense and each subsequent thereafter fines will double \$200.00

Holiday Towers is a condominium complex, not a hotel.

By signing the attached you are acknowledging receiving a copy of the Holiday Towers Rules and Regulations. If you fail to comply with any of the above-mentioned Rules and Regulations, you will be removed from the property immediately. No Refunds.

\_\_\_\_\_  
NAME

\_\_\_\_\_  
DATE

Unit # \_\_\_\_\_

Number of members in your party \_\_\_\_\_

Rental Company \_\_\_\_\_

Homeowner phone number \_\_\_\_\_

## **Fine Schedule**

First Offense – **\$50.00** Fine assessed to account  
Second Offense - **\$100.00** Fine assessed to account  
Third Offense - **\$200.00** Fine assessed to account  
All fines will double for each subsequent request thereafter

### **Violations pertaining to safety issues**

First Offense – **\$250.00** Fine assessed to account  
Second Offense - **\$400.00** Fine assessed to account  
Third Offense - **\$800.00** Fine assessed to account  
All fines will double for each subsequent request thereafter  
*Automatic Removal from property*

### **Over Room Capacity as per Fire Marshall**

*Automatic Removal from property along with:*  
First Offense- **\$500.00** Fine assessed to account  
Second Offense - **\$1,000.00** Fine assessed to account

### **Owners renting anyone under the age of 25**

*Automatic Removal from property along with:*  
First Offense- **\$500.00** Fine assessed to account  
Second Offense - **\$1,000.00** Fine assessed to account

### **Anyone found spitting throwing items off catwalks and/or balconies**

*Automatic Removal from property, as well as fine below and charges for repairs/equipment*  
First Offense- **\$500.00** Fine assessed to account  
Second Offense - **\$1,000.00** Fine assessed to account

### **Anyone found defacing or destroying HOA property**

*Automatic Removal from property, as well as fine below and charges for repairs/equipment*  
First Offense - **\$500.00** Fine assessed to account  
Second Offense - **\$1,000.00** Fine assessed to account

**Replacement Parking Passes \$25.00**

**Replacement FOBS \$50.00**

## Holiday Towers Pool Rules and Regulations

Children under the age of 14 must have an adult present (18 years of age) while in the pool or spa area..

No food or snack of any kind on the pool/spa deck (this includes ice creams/ice pops). All food/snacks must be eaten in the picnic area.

No flotation devices of any kind, "excluding swim vests or swimmies, for small children and infants" this also includes pool noodles.

No amplified music of any kind.

No beach chairs, buggies or umbrellas.

No balls or toys of any kind.

No alcohol should be outside individual units.

No glass wear of any kind is permitted outside of units, which includes the picnic area and tennis courts.

Maximum of 4 persons in the spa at one time. (No food or beverage while in spa)

No sitting or standing on handrails, rope or ladder. (this is also includes fill pipe next to ladder)

No rough housing in pool (this includes chicken fights, wrestling etc..)

**Anyone found in pool area under the influence of alcohol or drugs, will be removed from area immediately along with a \$500 fine and FOB suspension.**

Recommendation for Owners that rent their units.

1. Rules and Regulations MUST be posted in unit.
2. All owners are required by the City of Myrtle Beach to obtain a license to rent.
3. All owners are responsible for lost missing parking passes/FOBS.
4. Replacement parking passes and FOBS can only be purchased with permission from owner.
5. The HOA Office is not responsible for renters/guests, owners bear the burden of the actions of their guests/renters.
6. If Property Manager is called to property after hours to deal with unit issues, be it guests, violations, plumbing, etc.. Owners will be charged for Manager's time as well as mileage.
7. Fire Extinguishers and smoke detectors within units should be check on a monthly basis.
8. No loose trash should be thrown down chute, all trash should be bagged and tied.
9. Glass should not be thrown down chute.

For owners protection, owners should have their cleaning personnel and/or managers take pictures before and after each guest rents for damages as well as missing items.

**HORRY COUNTY REGISTER OF DEEDS  
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.  
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,  
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Moore, Johnson & Saraniti Law Firm, P.A.

ADDRESS:

PO Box 14737

Surfside Beach, SC 29587

TELEPHONE: (843) 650-9757

FAX: (843) 650-9757

E-MAIL ADDRESS: moore@Grandstandlawyers.com

Related Document(s): book **661** , page **575**

**PURCHASE PRICE / MORTGAGE AMOUNT: \$,**

**BRIEF PROPERTY DESCRIPTION: RULES AND REGULATIONS FOR HOLIDAY TOWERS HORIZONTAL PROPERTY  
REGIME**

**TAX MAP NUMBER (TMS #) 000-00-00-000 / PIN NUMBER: .**

**GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):**

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1. <u>REGIME</u>	<u>HOLIDAY TOWERS HORIZONTAL</u>	<u>PROPERTY</u>

**GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):**

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1. <u>REGIME</u>	<u>HOLIDAY TOWERS HORIZONTAL</u>	<u>PROPERTY</u>