

## Three Runs Plantation Homeowners Association, Inc.

### Rules & Regulations

- General Use of Amenities Rules & Regulations
- Reservations of Amenities and Special Events Rules & Regulations
- Riding Arenas and Cross Country Complex Rules & Regulations
- Trail System Rules & Regulations
- Clubhouse Rules & Regulations
- Activity Center Rules & Regulations
- Outdoor Pavilion Rules & Regulations
- Manure Dump Rules & Regulations
- Lot Maintenance Rules & Regulations
- Pool / Cabana Rules & Regulations

**2023000195**  
NOTICE  
RECORDING FEES \$10.00  
PRESENTED & RECORDED:  
01-05-2023 10:11 AM  
JUDITH WARNER  
REGISTER OF MESNE CONVEYANCE  
AIKEN COUNTY, SC  
BY: SABRINA BRANCH DEPUTY  
**BK: RB 5067**  
**PG: 648 - 667**

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**Three Runs Plantation**  
**General Use of Amenities Rules & Regulations**  
**Adopted: July 19, 2022**

Three Runs Plantation (TRP) is a private community and the facilities/amenities are for TRP-HOA Members (hereinafter "Members") and guests and non-members escorted by members in good standing.

Members, as defined in BYLAW THREE of the AMENDED AND RESTATED BYLAWS OF THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC., must ensure all guests and non-members of Three Runs Plantation (TRP) have a signed TRP RELEASE AND WAIVER OF LIABILITY, INDEMNITY, HOLD HARMLESS AND DEFENSE AGREEMENT on file at the HOA Office prior to using any TRP amenities.

Unauthorized access to and use of the amenities will be considered trespassing and will be prosecuted to the full extent of the law.

Members are asked to report abuse of these Rules and Regulations via the HOA Board designated electronic communication process for reporting issues.

The BOD has the authority to restrict use of the community amenities to anyone found to violate the Rules.

A member will be held financially responsible for repair or replacement of any damages caused by themselves, any family members, or any of their guests to TRP Common Areas, Amenities, and assets including but not limited to the Pool, Clubhouse, Outdoor Pavilion, Activity Center, Trails, and Riding Arena areas. Damages include but are not limited to landscaping, fencing, furniture, decorative furnishings, finishes, appliances, bath fixtures and lighting.

Alcoholic beverages may not be served to anyone under the age of 21 or to intoxicated persons in any TRP-HOA owned facility or property.

TRP amenities and common areas are not to be used for the purposes of selling products or services or conducting personal business activities, unless prior approval from the Board of Directors is provided through a special event request.

**The responsible member may be personally liable for any property damage, personal injuries, or loss of life resulting in whole or in part from the host's negligence in allowing any intoxicated guest or attendee to be served alcohol. Such liability may include harm to the intoxicated individual him/herself and also harm to total strangers involved in automobile accidents, etc., caused by the intoxicated individual.**

Overnight parking on any TRP-HOA owned property is prohibited.

Revision Date: July 19, 2022

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The Equine activity Liability laws of the State of South Carolina, SC Code Ann. SECTION 47-9-720, state among its statutory provisions that "WARNING: Under South Carolina law, equine activity sponsor or equine professional is not liable for an injury to or death of a participant in an equine activity resulting from an inherent risk of equine activity, pursuant to Article 7, Chapter 9 of Title 47, Code of Laws of South Carolina, 1976."

Signature: 

Name: Doug Cwik

Title: Three Runs Plantation HOA Board President

Date: July 19, 2022

Revision Date: July 19, 2022

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**Three Runs Plantation**  
**Reservations of Amenities and Special Events Rules & Regulations**  
**Adopted: July 19, 2022**

Only members of the Three Runs Plantation HOA who are in good standing, meaning ALL dues and assessments are paid in full, and are at least 21 years of age will be allowed to make private function reservations. Members, as defined in BYLAW THREE of the AMENDED AND RESTATED BYLAWS OF THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC., must ensure all guests and non-members of Three Runs Plantation (TRP) have a signed TRP RELEASE AND WAIVER OF LIABILITY, INDEMNITY, HOLD HARMLESS AND DEFENSE AGREEMENT on file at the HOA Office prior to using TRP Amenities.

1. Under no circumstances will a Special Event be held using the Pool or Pool Cabana amenities.
2. Use of the Equestrian Amenities (i.e. the TRP trail system and riding arenas) is non-exclusive, and the trails and riding arenas may not be "reserved" for any private functions unless they are used as part of a TRP-HOA sponsored larger event.  
**PLEASE NOTE: Any member planning to invite more than four (4) guests to ride on the trails or in the riding arenas must notify the TRP-HOA office at least 48 hours ahead of date of the planned ride. Sponsoring Member must ensure all guests and non-members of Three Runs Plantation (TRP) have a signed TRP RELEASE AND WAIVER OF LIABILITY, INDEMNITY, HOLD HARMLESS AND DEFENSE AGREEMENT on file at the HOA Office prior to using TRP Amenities.**
3. A member may reserve the Clubhouse, Outdoor Pavilion or Activities Center for a private event subject to availability and approval from the TRP Board of Directors, by filling out the Amenities Use and Special Event Request Form (hereinafter "Special Event Form"). The Special Event Form may be downloaded from the documents section in the HOA Board designated electronic communication tool, or paper copies may be picked up in the Clubhouse lobby.
4. Reservations are made on a first-come, first-serve basis.
5. Availability may be checked on the community calendar on-line (accessed at the top of the electronic communications sign-in page), which will provide the latest available information, but is not a guarantee of availability.
6. The Sponsoring Member making the reservation for a private function MUST be present and in attendance during the entire event.
7. A reservation to use facilities requested by a member for a non-member is prohibited.
8. Currently, there is no rental fee for private use of the facilities by members, however the TRP-HOA Board of Directors reserves the right to charge a rental fee in the future and will provide a 30 day notice prior to implementation. A refundable \$150.00\* cleaning/damage deposit for groups larger than twenty (20) people is required and must be included with the Special Event Form submitted to the TRP-HOA office.
9. Sponsoring Member is responsible for ensuring all guests abide by the TRP-HOA Rules and Regulations.

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**PLEASE NOTE: The Sponsoring Member assumes full responsibility and liability for all of his/her guests' activities during the reserved period of use. The Sponsoring Member is responsible for any damages to the facilities and amenities caused by his/her guests. The TRP-HOA will not be responsible for any negligence, liability, or illegal activities.**

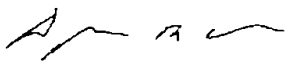
10. A reservation time should allow at least one hour before and after the planned event for set-up and clean-up.
11. When planning your activities, please be considerate of your neighbors in the area. Keep noise level inside and outside the facilities at a reasonable level. Music played inside the Clubhouse must be kept at a level so that it can't be heard outside the Clubhouse. All activities must be moved indoors by 10:00pm.
12. All functions must end (including clean-up) and guests must vacate the facility by 1:00 am. Overnight parking is prohibited.
13. Private functions to be held in the Outdoor Pavilion may utilize the restroom facilities in the Clubhouse if needed. This access must be requested at the time the function reservation is made.
14. Smoking of any kind is prohibited at all times in TRP Facilities and Amenities.
15. Members must follow the Departure Checklist guidelines (found in the Clubhouse / Activity Center Rules and Information document) to avoid any penalty.\*\*
16. It is the responsibility of the Sponsor Member to ensure facility occupancy limits are observed. Exceeding the County occupancy limit may result in eviction, receipt of a citation and/or a fine. Any cost, fine, or assessment imposed against the TRP-HOA shall be collectable by the HOA against the Sponsor Member whose event gave rise to the violation.

**PLEASE NOTE: The Certificate of Occupancy for the Clubhouse and Activities Center limits the main buildings to 100 Total Persons.**

*\*\$150.00 cleaning/damage deposit is subject to change. Additional cleaning fees may be charged if the Departure Checklist requirements (found in the Clubhouse/Activity Center Rules and Information document) are not followed.*

*\*\*Penalty in the form of a monetary fine will be determined based on level of non-compliance.*

The Equine activity Liability laws of the State of South Carolina, SC Code Ann. SECTION 47-9-720, state among its statutory provisions that "WARNING: Under South Carolina law, equine activity sponsor or equine professional is not liable for an injury to or death of a participant in an equine activity resulting from an inherent risk of equine activity, pursuant to Article 7, Chapter 9 of Title 47, Code of Laws of South Carolina, 1976."

Signature: 

Name: Doug Cwik

Title: Three Runs Plantation HOA Board President

Date: July 19, 2022

Revision Date: July 19, 2022

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**Three Runs Plantation**  
**Riding Arenas and Cross Country Complex Rules & Regulations**

**Adopted: July 19, 2022**

1. Members, as defined in BYLAW THREE of the AMENDED AND RESTATED BYLAWS OF THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC., must ensure all guests and non-members of Three Runs Plantation (TRP) have a signed TRP RELEASE AND WAIVER OF LIABILITY, INDEMNITY, HOLD HARMLESS AND DEFENSE AGREEMENT on file at the HOA Office prior to using the riding arenas and cross country complex.
2. The riding arenas and cross-country complex are for the exclusive use of TRP members and their guests. Any unauthorized access to these amenities will be considered trespassing and will be prosecuted to the full extent of the law.
3. All guests and non-members must be accompanied by a member.
4. All guests and non-members, participating in equestrian activities, are required to wear an ATSM/SEI certified helmet.
5. All riders under 18 must wear a ATSM/SEI certified helmet.
6. Lessons being conducted do not have exclusive access to the arena; however, please be courteous to the other riders during this time and yield when possible. Instructors must be on the **approved trainer list**.
7. No lunging in the arenas.
8. While riding in the arenas, all riders must pick up manure created by their mount and dispose of in designated buckets. Do not ride manure into footing.
9. No riding in the arenas if the arenas have been closed. If the entry gate is obstructed by chain, board, rail or cones, arena is closed for use.
10. No jumps or rails are to be brought from other areas and moved into dressage arenas.
11. Jumps must be kept in an orderly manner; Jump rails must never be left on the ground. At least one end of the jump rail should be in a jump cup or rails may be stored ringside, in the rail holders.
12. Please report any damaged jumps to the HOA office and/or via the HOA Board designated electronic communication process for reporting issues.
13. Please report any issues (ex. Sprinkler leak) to the HOA office and/or via the HOA Board designated electronic communication process for reporting issues as soon as possible.
14. No motorized vehicles allowed in arenas or complex, except for maintenance or emergency.
15. Be considerate and respectful of other riders.
16. Any dogs near the arenas should not be allowed to cause distractions. All dogs must be controlled by their handlers through a restraining leash that is physically connected to the dog(s), and kept outside of all arenas including the cross country complex.
17. Maintenance schedule will be posted and will have priority.

Revision Date: July 19, 2022

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18. Any organized activity of 4+ riders will be considered a "Special Event" and a Special Event form must be submitted to the HOA office for approval with the understanding that use of equestrian amenities at TRP is non-exclusive, regardless of the character of the Special Event.
19. Smoking of any kind is prohibited at all times.

#### **Etiquette Right-of-Way Rules in the Dressage Arena**

1. Always be courteous to other riders.
2. Keep at least one horse's length between you and another horse.
3. Riders at a slower gait (ex. Cooling out at walk) should move off of the rail to allow for the riders at faster gaits to ride on the rail at a safe distance.
4. Passing other riders (same direction): When riding in arena with other riders, it is customary for the slower horse to take the inside track. The rider behind you may call out "rail" which should indicate to you to move over to the inside, if you haven't already noticed them.
5. Passing other riders (opposite direction): In general, when faced with oncoming traffic, riders should pass each other left shoulder to left shoulder.
6. When riding a circle, with other riders present, remain on the inside track. If you doubt that another rider is aware you are circling, you may call out "circle," to let others know your intentions before moving to the second track.
7. As riders come across the diagonals, the basic patterns they follow are the same. They should be treated as any horse and rider would be.
8. The use of voice to gain the attention of focused riders and to let them know where you are planning to go is appropriate.
9. If you must stop for tack adjustment, or for the rider's needs, go to the center of the arena, do not congregate at the arena rail.
10. Do not mount or otherwise congregate in the entrance to the riding area.
11. Always remain aware of other riders and adjust to keep everyone safe.
12. Share the mirrors.
13. Know your ability and your horse's ability.

#### **Etiquette Right-of-Way Rules in the Jump Arena**

1. Always be courteous to other riders.
2. When there are jumps in the arena, horses jumping have the right-of-way.
3. Keep at least one horse's length between you and another horse.

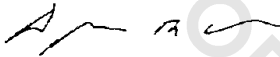
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4. Non-jumpers should yield to those "on course".
5. In general, when faced with oncoming traffic, riders should pass each other left shoulder to left shoulder.
6. With jumps set up, rather than walking to the inside, as you would without them, walk along the rail. Horses not jumping going at faster gaits pass on the inside.
7. Call your jumps when other riders are nearby.
8. Be responsible and know your ability and your horse's ability and act accordingly.
9. Replace rails you have knocked down.
10. Before changing jump heights/arrangements, please ask other rider(s) if those jumps are being used.

The Equine activity Liability laws of the State of South Carolina, SC Code Ann. SECTION 47-9-720, state among its statutory provisions that "WARNING: Under South Carolina law, equine activity sponsor or equine professional is not liable for an injury to or death of a participant in an equine activity resulting from an inherent risk of equine activity, pursuant to Article 7, Chapter 9 of Title 47, Code of Laws of South Carolina, 1976."

Signature:



Name: Doug Cwik

Title: Three Runs Plantation HOA Board President

Date: July 19, 2022

Revision Date: July 19, 2022

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**Three Runs Plantation  
Trail System Rules & Regulations  
Adopted: July 19, 2022**

**Rules**

1. Members, as defined in BYLAW THREE of the AMENDED AND RESTATED BYLAWS OF THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC., must ensure all guests and non-members of Three Runs Plantation (TRP) have a signed TRP RELEASE AND WAIVER OF LIABILITY, INDEMNITY, HOLD HARMLESS AND DEFENSE AGREEMENT on file at the HOA Office prior to using the trails.
2. All guests and non-members must be accompanied by a member.
3. All guests and non-members participating in equestrian activities are required to wear an ATSM/SIE certified helmet.
4. All riders under the age of 18 are required to wear an ATSM/SEI certified helmet.
5. All riders/drivers/trail users must stay on designated/marked trails.
6. Mounted equestrians have the right of way.
7. Single riders yield to groups. As a general rule, pass left shoulder to left shoulder.
8. When approaching other riders, riders should slow the horse's gait to a walk and ask if ok to pass.
9. When approaching the arenas at the South Activities complex from the trail, please call out your approach to other riders by announcing: "Trail!" or "Coming Up!" loud enough so that riders in the arena can be alerted to your arrival.
10. Riders using the trail system may pony one mounted or unmounted horse. Ponying is restricted to the trails that are wide enough to allow oncoming horses to pass safely.
11. Carriage drivers should stop when approaching riders and wait for permission to continue.
12. Rider(s) should not enter any streams/creeks on the trails. It can cause damage to the environment and be unsafe for the horse(s).
13. No bicycles or motorized vehicles are allowed on the trail system at any time except for maintenance and emergencies.
14. When in common areas (e.g., trails, arenas, cross country field), all dogs must be controlled by their handlers through a restraining leash that is physically connected to the dog(s).
15. Please report any issues to the HOA office and/or via the HOA Board designated electronic communication process for reporting issues as soon as possible.

**Recommendations**

1. Riders must be aware of their own riding capabilities, and should understand the trails are used for both leisure and work purposes and all riders should be respectful of each other.
2. Using the jumps on the trails will be at the sole risk of the rider.
3. All riders should use caution when approaching trail intersections, street crossings and blind curves.
4. When ponying, rider/handler should take their speed into consideration when trail width does not allow for safe passing of oncoming riders.

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5. We recommend all rider(s)/driver(s) wear reflective clothing or display some type of reflective device when riding/driving at twilight or after dark.
6. When walking/hiking on the trails, be aware that horses have limited vision and they can frighten easily. Stop and stand in a visible place and speak to the rider/driver. Ask when it is safe to continue.

The Equine activity Liability laws of the State of South Carolina, SC Code Ann. SECTION 47-9-720, state among its statutory provisions that "WARNING: Under South Carolina law, equine activity sponsor or equine professional is not liable for an injury to or death of a participant in an equine activity resulting from an inherent risk of equine activity, pursuant to Article 7, Chapter 9 of Title 47, Code of Laws of South Carolina, 1976."

Signature:



Name: Doug Cwik

Title: Three Runs Plantation HOA Board President

Date: July 19, 2022

Revision Date: July 19, 2022

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**Three Runs Plantation  
Clubhouse Rules & Regulations  
Adopted: August 16, 2022**

The Clubhouse is available for use by TRP Members in good standing. Members, as defined in BYLAW THREE of the AMENDED AND RESTATED BYLAWS OF THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC. may use the Outdoor Pavilion for informal gatherings of members unless reserved in advance for a private function according to the Three Runs Plantation Reservations of Amenities and Special Events Rules & Regulations (hereinafter "Special Event Form").

Generally, the Clubhouse is open (unlocked) during HOA office hours: Mon-Fri 9:00AM-4:30PM. Members can access the Clubhouse when it is locked using their resident key, and must ensure the Clubhouse remains locked after use.

For private functions/events that will include non-resident guests, members must ensure all guests and non-members of Three Runs Plantation (TRP) have a signed TRP RELEASE AND WAIVER OF LIABILITY, INDEMNITY, HOLD HARMLESS AND DEFENSE AGREEMENT on file at the HOA Office prior to using TRP Amenities.

TRP Members may submit the Special Event Form to the office for approval. This form may be downloaded from the documents section in the HOA Board designated electronic communication tool, or paper copies may be picked up in the Clubhouse lobby.

**NOTE:** There is a refundable cleaning fee of \$150 for private functions or events, with more than 20 people, that will include non-resident guests. There is no deposit or housekeeping fee required for informal gatherings as long as members leave the clubhouse in the same condition, they found it in and follow the departure checklist below.

**Clubhouse Rules**

These general use rules apply for reserved functions as well as member informal gatherings.

1. DO NOT LEND/DUPLICATE YOUR KEY FOR GUESTS OR NON-MEMBERS.
2. All guests and non-members must be accompanied by a member.
3. No children under the age of 18 are permitted in the Clubhouse unless supervised by an adult member.
4. A maximum capacity of 100 people may be in the Clubhouse at any time.
5. Music played in the Clubhouse must be kept at a level so that it can't be heard outside.
6. Smoking and chewing tobacco are prohibited.
7. Animals are not allowed in the Clubhouse. Animals assisting handicapped individuals are exempt from this requirement.
8. Alcoholic beverages may not be served to anyone under the age of 21 or to intoxicated persons.

***The responsible member may be personally liable for any property damage, personal injuries, or loss of life resulting in whole or in part from the host's negligence in allowing any intoxicated guest or attendee to be served alcohol. Such liability may***

***include harm to the intoxicated individual himself and also harm to total strangers involved in automobile accidents, etc., caused by the intoxicated individual.***

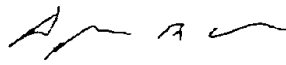
9. Furniture should not be removed from the Clubhouse.
10. Decorations that can cause damage to walls, windows, ceilings, or any furnishings are prohibited.
11. No wet bathing suits or towels are allowed in the Clubhouse.
12. Books may be borrowed from the Clubhouse Library. Please return them when finished. Donated books are always welcome.
13. Please leave lost and found items with the office.
14. Please leave signed equestrian releases in the After Hours drop box when office is closed.
15. Clubhouse internet access information is located on the wall near the thermostat.
16. Use the Departure Checklist at the conclusion of any Clubhouse event.

#### **Clubhouse Departure Checklist**

It is the sponsoring member's responsibility to ensure the Departure Checklist items have been completed after any informal gathering and/or private "reserved" event use of the Activity Center. Clean-up and remove all trash from Clubhouse and place in designated outside containers.

1. Return all Clubhouse interior furnishings to their original positions.
2. Remove and/or discard any food/beverage items that were brought to the facilities. This includes removal of any food and beverage items from the refrigerator.
3. The HVAC system is preset and cannot be changed without authorization from the office.
4. Make sure fireplace is turned-off.
5. Make sure there are no dirty dishes, and that the dishwasher is emptied.
6. Make sure other kitchen appliances are turned-off.
7. Ensure all Clubhouse interior lights and ceiling fans are turned off, including veranda ceiling fans.
8. The outside lights on either side of the back veranda doors and the front center hanging light of the Clubhouse are to remain lit.
9. LOCK THE DOORS. All exterior doors, including both sides of double doors to veranda, kitchen side door and both front entrance doors. Set alarm if it was enabled upon arrival.

**Please report any mechanical, electrical, plumbing or structural issues or damages you encounter at the Pavilion or Clubhouse immediately by calling the HOA Office at 803-962-7050 or via the HOA Board designated electronic communication tool.**

Signature: 

Name: Doug Cwik

Title: Three Runs Plantation HOA Board President

Date: August 16, 2022

Revision Date: August 16, 2022

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**Three Runs Plantation**  
**Activity Center Rules & Regulations**  
**Adopted: August 16, 2022**

The Activity Center is available for use by TRP Members in good standing. Members, as defined in BYLAW THREE of the AMENDED AND RESTATED BYLAWS OF THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC. may use the Activity Center for informal gatherings of members and exercising unless reserved in advance for a private function according to the Three Runs Plantation Reservations of Amenities and Special Events Rules & Regulations (hereinafter "Special Event Form").

Members can access the Activity Center using their resident key, and must ensure the Activity Center remains locked after use.

For private functions/events that will include non-resident guests, members must ensure all guests and non-members of Three Runs Plantation (TRP) have a signed TRP RELEASE AND WAIVER OF LIABILITY, INDEMNITY, HOLD HARMLESS AND DEFENSE AGREEMENT on file at the HOA Office prior to using TRP Amenities.

TRP Members may submit the Special Event Form to the office for approval. This form may be downloaded from the documents section in the HOA Board designated electronic communication tool, or paper copies may be picked up in the Clubhouse lobby.

PLEASE NOTE: There is a refundable cleaning fee of \$150 for private functions or events, with more than 20 people, that will include non-resident guests. There is no deposit or housekeeping fee required for informal gatherings as long as members leave the Activity Center in the same condition, they found it in and follow the departure checklist below.

**Activity Center Rules**

1. DO NOT LEND/DUPLICATE YOUR KEY FOR GUESTS OR NON-MEMBERS.
2. All guests and non-members must be accompanied by a member.
3. No children under the age of 18 are permitted in the activity center unless supervised by an adult member.
4. A maximum capacity of 100 people may be in the Activity Center at any time.
5. Music played in the Activity Center must be kept at a level so that it can't be heard outside.
6. Smoking and chewing tobacco are prohibited.
7. Animals are not allowed in the Activity Center. Animals assisting handicapped individuals are exempt from this requirement.
8. Please sanitize exercise equipment with available alcohol wipes when you are finished working out.
9. Alcoholic beverages may not be served to anyone under the age of 21 or to intoxicated persons.

***The responsible member may be personally liable for any property damage, personal injuries, or loss of life resulting in whole or in part from the host's negligence in***

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***allowing any intoxicated guest or attendee to be served alcohol. Such liability may include harm to the intoxicated individual himself and also harm to total strangers involved in automobile accidents, etc., caused by the intoxicated individual.***

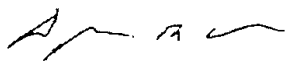
10. Furniture should not be removed from the Activity Center.
11. Decorations that can cause damage to walls, windows, ceilings, or any furnishings are prohibited.
12. Activity Center internet access information is located on the wall near the thermostat.
13. Use the departure checklist at the conclusion of any Activity Center event.

#### **Activity Center Departure Checklist**

It is the sponsoring member's responsibility to ensure the Departure Checklist items have been completed after any informal gathering and/or private "reserved" event use of the Activity Center.

1. Clean-up and remove all trash from the activity center and place in designated outside garbage containers.
2. Return all Activity Center interior furnishings to their original positions.
3. Remove and/or discard any food/beverage items that were brought to the facilities. This includes removal of any food and beverage items from the refrigerator.
4. The HVAC system is preset and cannot be changed without authorization from the office.
5. Clean all dirty dishes, and ensure the dishwasher is emptied.
6. Make sure that all other kitchen appliances are off.
7. Ensure all Activity Center interior lights and ceiling fans are turned off, including veranda ceiling fans.
8. The outside lights on either side of the back veranda doors and the front center hanging light outside the Activity Center are to remain lit.
9. LOCK THE DOORS. All exterior doors, including both sides of double doors to veranda, kitchen side door and both front entrance doors.

**Please report any mechanical, electrical, plumbing or structural issues or damages you encounter at the Pavilion or Clubhouse immediately by calling the HOA Office at 803-962-7050 or via the HOA Board designated electronic communication tool.**

Signature: 

Name: Doug Cwik

Title: Three Runs Plantation HOA Board President

Date: August 16, 2022

Revision Date: August 16, 2022

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**Three Runs Plantation  
Outdoor Pavilion Rules & Regulations  
Adopted: August 16, 2022**

The Outdoor Pavilion is available for use by TRP Members in good standing. Members, as defined in BYLAW THREE of the AMENDED AND RESTATED BYLAWS OF THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC. may use the Outdoor Pavilion for informal gatherings of members unless reserved in advance for a private function according to the Three Runs Plantation Reservations of Amenities and Special Events Rules & Regulations (hereinafter "Special Event Form").

For private functions/events that will include non-resident guests, members must ensure all guests and non-members of Three Runs Plantation (TRP) have a signed TRP RELEASE AND WAIVER OF LIABILITY, INDEMNITY, HOLD HARMLESS AND DEFENSE AGREEMENT on file at the HOA Office prior to using TRP Amenities.

TRP Members may submit the Special Event Form to the office for approval. This form may be downloaded from the documents section in the HOA Board designated electronic communication tool, or paper copies may be picked up in the Clubhouse lobby.

**NOTE:** There is a refundable cleaning fee of \$150 for private functions or events, with more than 20 people, that will include non-resident guests. There is no deposit or housekeeping fee required for informal gatherings as long as members leave the Outdoor Pavilion in the same condition, they found it in and follow the departure checklist below.

**Outdoor Pavilion Rules**

1. Pavilion is closed after 10:00 PM.
2. Practice fire safety at the stone BBQ by being present whenever wood or charcoal is burning. Familiarize yourself with the nearest hose that reaches the BBQ or have a fire extinguisher present.
3. All guests and non-members must be accompanied by a member.
4. Music played at the Outdoor Pavilion must be kept at a level not to disturb the neighbors.
5. Alcoholic beverages may not be served to anyone under the age of 21 or to intoxicated persons.

***The responsible member may be personally liable for any property damage, personal injuries, or loss of life resulting in whole or in part from the host's negligence in allowing any intoxicated guest or attendee to be served alcohol. Such liability may include harm to the intoxicated individual himself and also harm to total strangers involved in automobile accidents, etc., caused by the intoxicated individual.***

Revision Date: August 16, 2022

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**Outdoor Pavilion Departure Checklist**

It is the sponsoring member's responsibility to ensure the Departure Checklist items have been completed after any informal gathering and/or private "reserved" event use of the Outdoor Pavilion.

1. Ensure that any fire in the stone BBQ is completely extinguished before leaving.
2. Make sure all tables and benches are clean and all fans and lights are turned off.
3. Remove all trash from and around pavilion and place in designated outside containers.

**Please report any mechanical, electrical, plumbing or structural issues or damages you encounter at the Pavilion or Clubhouse immediately by calling the HOA Office at 803-962-7050 or via the HOA Board designated electronic communication tool.**

Signature:



Name: Doug Cwik

Title: Three Runs Plantation HOA Board President

Date: August 16, 2022

Revision Date: August 16, 2022

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## Three Runs Plantation Manure Dump Rules & Regulations

Adopted: August 16, 2022

1. Manure dump is intended for use by Members for their horses. Members, as defined in BYLAW THREE of the AMENDED AND RESTATED BYLAWS OF THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC.
2. Manure and bedding only:
  - a. No yard debris (pinecones, leaves, etc.)
  - b. No disposal of unusable hay (mold, dusty, etc.)
3. Keep all manure and bedding on the concrete pad.
4. Maximize space by dumping on/against existing piles.
5. Manure dump is open between 7:00 a.m. and 7:00 p.m.

Signature:



Name: Doug Cwik

Title: Three Runs Plantation HOA Board President

Date: August 16, 2022

Revision Date: August 16, 2022

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## **Three Runs Plantation Lot Maintenance Rules & Regulations**

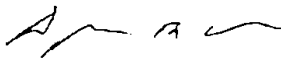
**Adopted: October 18, 2022**

All lots, including vacant lots, must be maintained regularly to keep properties and the TRP Community clean and orderly.

### **Lot Maintenance Rules**

1. Mowing and maintenance (e.g., filling holes, removing dead branches, limbing trees, etc.) of all easements is the responsibility of each lot owner.
2. All easements along the road, require sufficient mowing to maintain the TRP Community in a clean, safe, and appealing condition.
3. Pastures, paddocks, and vacant lots should be mowed a minimum of two (2) times per year in May and October.
4. All weeds should be controlled. Fence lines and bases of trees should be kept trimmed and weeds controlled to keep a neat and orderly appearance.
5. Fallen trees should be cleaned up and removed at the owner's earliest opportunity.
6. Stables and pastures shall be maintained in a sanitary manner and all animal waste products, as well as stall shavings or bedding shall be disposed of in an appropriate manner and in compliance with state and local ordinances.
7. Animal waste products (including shavings and bedding materials) and yard debris (including branches, leaves, pine cones, pine needles, and lawn clippings) may not be dumped on property easements, trails, trail buffer areas, or vacant lots.
8. Any horse equipment parked or stored in paddocks, pastures and arenas are to be kept in a neat and orderly manner.
9. For the safety of riders, it is recommended that irrigation located along any easement is only operated from dusk to dawn. Please ensure sprinklers are adjusted as to not spray the roadways in order to protect carriage drivers, pedestrians, et al.
10. The HOA will notify Members if additional lot maintenance is necessary.

Signature:



Name: Doug Cwik

Title: Three Runs Plantation HOA Board President

Date: October 18, 2022

Revision Date: October 18, 2022

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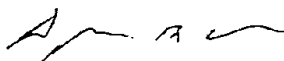
**Three Runs Plantation  
Pool / Cabana Rules & Regulations  
Adopted: July 19, 2022  
Revision 1 Adopted: November 15, 2022**

***Swimming is at your own risk. Three Runs Home Owners Association is held harmless for any and all injuries which may result from your use of the pool and facilities.***

**NO LIFEGUARD ON DUTY**

1. Members, as defined in BYLAW THREE of the AMENDED AND RESTATED BYLAWS OF THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC., must ensure all guests and non-members of Three Runs Plantation (TRP) have a signed TRP RELEASE AND WAIVER OF LIABILITY, INDEMNITY, HOLD HARMLESS AND DEFENSE AGREEMENT on file at the HOA Office prior to using the pool and cabana.
2. All guests and Non-Members must be accompanied by a Member.
3. CHILDREN UNDER THE AGE OF 18 ARE NOT ALLOWED IN THE POOL AREA WITHOUT ADULT (18+) SUPERVISION.
4. NO DIVING
5. No running or horseplay in the pool area
6. Gates are to remain closed and locked at all times.
7. Pool and cabana may only be used during posted hours of operation.
8. Members must use their key pad code for pool area access. DO NOT SHARE YOUR PERSONAL CODE WITH GUESTS OR ANYONE OUTSIDE OF YOUR IMMEDIATE FAMILY.
9. Pets or any animals are not allowed in or around the pool and cabana areas except for service animals.
10. No glass is permitted anywhere in the pool area. No food is allowed in the pool.
11. Smoking, chewing tobacco and chewing gum are prohibited in the pool area.
12. Swim diapers are required for all babies and toddlers.
13. Safety equipment is not to be used for play.
14. Do not remove furniture from the pool area.
15. No bikes or scooters are allowed within the gated pool area.
16. Members are responsible for the clean-up and removal of all items brought into the pool area.
17. Please alert the HOA office in-person and/or via the HOA Board designated electronic communication process for reporting issues or concerns regarding the pool facility as soon as possible.

Signature:



Name: Doug Cwik

Title: Three Runs Plantation HOA Board President

Date: November 15, 2022

Revision Date: November 15, 2022

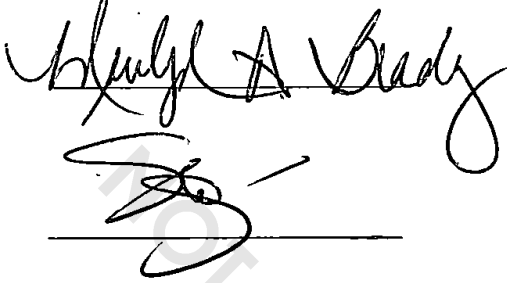
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IN WITNESS WHEREOF, THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC. has caused Rules and Regulations to be executed and has caused the foregoing to be attested by its duly authorized officers, this 5<sup>th</sup> day of January, 2023.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

THREE RUNS PLANTATION HOMEOWNERS  
ASSOCIATION, INC.



By:   
Doug Cwik, as its Board President


(SEAL)

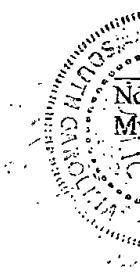
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF AIKEN )

ACKNOWLEDGEMENT

I, the undersigned Notary, do hereby certify that DOUG CWIK personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of THREE RUNS PLANTATION HOMEOWNERS ASSOCIATION, INC.

Witness my hand and seal, this 5<sup>th</sup> day of January, 2023.

  
Notary Public, State of South Carolina  
My Commission Expires: \_\_\_\_\_



CHRIS A. SCHIAVO  
Notary Public, State of South Carolina  
My Commission Expires 9/11/2029