

THE WILD DUNES COMMUNITY ASSOCIATION (WDCA) HAS AUTHORITY UNDER ITS COVENANTS TO PROMULGATE STANDARD OPERATING PROCEDURES AND ENFORCEMENT CONSEQUENCES TO RULE DEVIATIONS RELATED TO THE ASSOCIATION'S COMMON PROPERTIES AND LIMITED AUTHORITY RELATED TO PRIVATE *RESIDENTIAL* PROPERTY.

WILD DUNES COMMUNITY ASSOCIATION **STANDARD OPERATING PROCEDURES (SOPs)***

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*Revised and Approved by the Wild Dunes Board of Directors 2.21.2024

1. NOISE CONTROL

A. MOTOR VEHICLES

All motor vehicles will be equipped with mufflers in accordance with state law and will not be operated in a manner that involves unnecessary revving of engines, spinning wheels on takeoff, sliding to stops, etc. Radios are for the listening enjoyment of the driver and passenger only and must be operated at a volume that will not disturb others.

B. RADIO & TELEVISION USE

Radios, television sets and amplifiers will be used in a manner consistent with the City of Isle of Palms noise ordinance which will not disturb the peace and tranquility of abutting areas governed by WDCA.

C. DISTURBING THE PEACE

Disturbing the peace is prohibited. Failure to respond to requests to lower noise levels may result in violators being charged with disturbing the peace by police officials.

D. ENFORCEMENT

Wild Dunes Security personnel may investigate and suggest compliance and may contact the Isle of Palms Police Department to accomplish enforcement. The Isle of Palms Police Department is responsible for enforcement of the City of Isle of Palms noise ordinance.

2. BICYCLES

A. USE OF COMMUNITY ASSOCIATION PROPERTIES

The use of Association properties for bicycling is limited to property owners, guests and tenants of property owners only (including those individuals staying in member-owned or Resort lodging), Wild Dunes Club members and Club member guests. Ingress and egress for bicycles are limited to the Main Gate at 1 Sundial Circle, and the 41st Avenue golf cart path gate. Property owners and Club members may sponsor and must ride with up to four additional guests. Due to the heavy vehicular traffic on Association roadways, bicyclists riding as a group on the roadway may not exceed five persons at any given time.

B. REGISTRATION

All property owner bicycles operated on Association common properties must display a decal issued by Association staff and affixed to the front of the bicycle in a prominent location. All rental bikes must be prominently identified.

C. OPERATION

Bicyclists must ride on the pedestrian/bicycle paths adjacent to the community's roadways, or on the roads in accordance with South Carolina traffic laws. Bicyclists may not ride on golf cart paths or the golf courses, with the exception of the lower cart path on the Harbor #13 golf hole.

Bicycles will be used in a safe manner and at a safe speed at all times. Racing is prohibited anywhere on Association property at any time. When riding on pedestrian/bike paths, bicyclists must always yield to pedestrians. When riding on the roadways, bicyclists must always yield to pedestrians and observe all traffic signs and road markings, as they would if they were operating an automobile.

D. SAFETY EQUIPMENT

When in use at nighttime, bicycles must be equipped with a front lamp and a rear reflector in accordance with SC law. Bicycles must also be equipped with a bell or horn, to warn pedestrians and other bicyclists of an approach from behind. Bicyclists are encouraged to wear reflective clothing when riding at nighttime, and safety helmets at all times while riding on Association properties.

E. ELECTRIC BICYCLES

(Prohibited unless property owner or long-term rental with a lease)

Electric Bicycles owned by a property owner, or their family members, and defined by the following SC State Statute may be operated on Association common properties.

“Electric-assist bicycles' and 'bicycles with helper motors' means low-speed electrically assisted bicycles with two or three wheels, each having fully operable pedals and an electric motor of no more than 750 watts, or one horsepower, and a top motor-powered speed of less than twenty miles an hour when operated by a rider weighing one hundred seventy pounds on a paved level surface, that meet the requirements of the Federal Consumer Product Code provided in 16 C.F.R., Part 1512, and that operate in a manner such that the electric motor disengages or ceases to function when their brakes are applied or the rider stops pedaling.

All electric bicycles owned by property owners must display a decal issued by Association staff and affixed to the front of the bicycle in a prominent location.

F. ELECTRIC BICYCLE OPERATION

Electric bicycles are prohibited on WDCA pedestrian/bicycle paths and must be driven on the roadways in accordance with South Carolina traffic laws. Electric bicycles may not be operated on golf cart paths or the golf courses.

Electric bicycles will be used in a safe manner and at a safe speed at all times. Racing is prohibited anywhere on Association property at any time. While riding on the roadways, operators of electric bicycles must always yield to pedestrians and observe all traffic signs and road markings, as they would if they were operating an automobile.

G. ENFORCEMENT

Enforcement responsibility is assigned to Wild Dunes Security personnel.

3. RUNNERS

A. RIGHT-OF-WAY

Runners will run in a safe manner in accordance with South Carolina state traffic laws and, where applicable, on bike paths. Runners are not allowed to run on the golf courses or golf cart paths.

B. PROTECTIVE CLOTHING

Runners must wear reflective clothing when running during the hours of darkness.

C. EVENTS

All organized events, marathons, etc. are required to be authorized by the Wild Dunes Community Association at least 60 days prior to the event.

D. ENFORCEMENT

Enforcement responsibility is assigned to Wild Dunes Security personnel.

4. MOTOR VEHICLE PARKING

A. VEHICLE PARKING

All vehicles must be parked in designated parking areas

B. SPECIAL EVENTS and CONTRACTOR PARKING

Consideration will be given for special event and contractor parking. The Wild Dunes Community Association (WDCA) Security Manager must be notified prior to the special event. Guests and contractors must park on the same side of the road and with the flow of traffic, not impeding emergency access or access to driveways, mailboxes or fire hydrants. Construction parking may be necessary attendant to approved construction activities, but in no way should the construction parking impede public safety.

C. ADDITIONAL CLARIFICATIONS

The following restrictions apply:

- No parking on streets except where designated;
- No parking in loading zones;
- No parking in traffic circles (i.e., cul-de-sacs);
- No parking by fire hydrants, designated handicapped areas, fire lanes, exits and within 25 feet of corners; and
- No parking shall be allowed in areas designated as no parking zones by traffic signs on WDCA roads.

D. TOWING

Vehicles will be towed at violators' expense.

E. ENFORCEMENT

Enforcement responsibility is assigned to WDCA Security personnel.

**5. LOW SPEED VEHICLES* &
PRIVATELY OWNED GOLF CARTS
(RENTED GOLF CARTS ARE NOT PERMITTED)**

A. QUALIFICATIONS OF OPERATORS

Low Speed Vehicle (LSV) and Golf Cart operators must have a valid driver's license.

B. REGISTRATION

Golf Carts are to be registered with the South Carolina Department of Motor Vehicles and the Wild Dunes Community Association. A decal bearing a registration number will be issued by South Carolina Department of Motor Vehicles and must be affixed to the front bumper or windshield of the Golf Cart. Low Speed Vehicles are expected to display a state license plate as well as a Wild Dunes decal.

(*Per SC Code of Laws, a "Low speed vehicle" or "LSV" means a four-wheeled motor vehicle, other than an all-terrain vehicle, whose speed attainable in one mile is more than twenty miles an hour and not more than twenty-five miles an hour on a paved level surface, and whose gross vehicle weight rating (GVWR) is less than three thousand pounds.)

C. INSURANCE

Owners of Golf Carts and low speed vehicles must carry and maintain personal liability insurance.

D. TIME OF USE

Golf Carts are to be operated during daylight hours only per state law. Low Speed Vehicles do not have time of use restrictions.

E. AREAS OF USE

Low Speed Vehicles and privately owned Golf Carts must not be operated on pedestrian / bike paths, on golf courses or beaches. Golf Carts may be driven no more than 4 miles from the owner's residence, only on a secondary highway or street, for which the posted speed limit is 35 mph or less. Low Speed Vehicles may be operated on a highway or street for which the posted speed limit is 35 mph or less.

F. ROADWAY OPERATION

Golf Cart operators will pull over at the first safe opportunity to allow motor vehicles to pass.

G. ENFORCEMENT

Enforcement responsibility is assigned to Wild Dunes Security personnel as well as the Isle of Palms Police Department, when applicable.

The Board of Directors established the following enforcement procedures relating to the operation of privately-owned Golf Carts on Association common properties. The effective date of this Amendment was August 27, 2020 and recorded at Book 979; Page 996 in the Charleston County Register of Deeds office.

5. G. LSV and Golf Cart Enforcement continued

1. Drivers of Golf Carts on Community Association properties who cannot produce a valid driver's license upon the request of security personnel will be asked to park the cart and notify someone with a driver's license to retrieve the cart. The unlicensed driver will receive a verbal warning from security personnel and Community Association staff will provide a written warning to the owner of the cart. The incident will be documented for future reference.
2. A second offense of driving a Golf Cart without a license will result in a \$50.00 fine to be assessed against the owner of the cart.
3. A third offense will result in a \$100.00 fine assessed against the owner of the cart.
4. Drivers and owners of Golf Carts not displaying a valid South Carolina Golf Cart permit **and** a current Wild Dunes Community Association decal will be warned as outlined in G1. ; with second and third offenses handled as in G2. and G3. .
5. Drivers and owners of Golf Carts in violation of 5B, 5C, 5D, 5E or 5F will be warned as in G1, with subsequent violations resulting in fines in accordance with G2 and G3.

6. SKATES, SKATEBOARDS AND SCOOTERS

A. RIGHT-OF-WAY

Skates, skateboards and scooters are not permitted on roadways, parking lots, beach access paths or golf cart paths. They are to be used only on the bike paths, where available. Pedestrians have the right-of-way.

B. NIGHT USE

Skates, skateboards and scooters are prohibited to be used in Wild Dunes during hours of darkness.

C. RAMPS

Ramps are not permitted.

D. ENFORCEMENT

Wild Dunes Security personnel have enforcement responsibility within Wild Dunes.

7. LAGOON USE (Any activity other than fishing is prohibited)

A. BOATS

Boats, kayaks, canoes, inflatables and paddleboards are not allowed in community lagoons.

B. SWIMMING

Swimming is strictly prohibited.

C. FISHING

Fishing is permitted from Community Association property. Do not trespass on private property. Fishing from the Waterway Island bridge is prohibited.

D. WILDLIFE

The feeding of wildlife in all lagoons is prohibited. Teasing, molesting and feeding alligators are prohibited by South Carolina law.

E. PLANTS

Damage to or removing of plant life in or around lagoons is prohibited.

F. DISPOSAL

The disposal or dumping of trash or waste of any type in or around lagoons is prohibited.

G. ENFORCEMENT

Enforcement responsibility is assigned to Wild Dunes Security personnel.

8. PET CONTROL

A. CONTROL

The City of Isle of Palms Animal Control ordinance applies within the Wild Dunes Community Association, and the following restrictions apply:

- Dogs must be on a leash when outside the owner's property. Dogs running at large are subject to seizure by Isle of Palms Animal Control;
- Pet owners will be responsible for restraining their pets or the pets of their guests from disturbing the peace or causing a nuisance. In the event of such a violation, the pet owner will be responsible;
- Pet owners are responsible for cleaning up after their pet;
- Short-term renters, contractors, vendors and employees may not bring pets to the properties where they are staying or working. For this restriction, short-term renters are defined as persons renting rooms or property in the community for a term of thirty days or less; and
- All domestic animals will have an annual rabies vaccination with a tag in evidence.

B. ENFORCEMENT

Enforcement responsibility is assigned to Wild Dunes Security personnel and the Isle of Palms Police Department.

9. BOATS, BOAT TRAILERS, JET SKIS, CAMPERS, RECREATIONAL VEHICLES, COMMERCIAL VEHICLES AND MOTORCYCLES

A. TWO/THREE-WHEELED GASOLINE POWERED VEHICLES

The use of motorcycles, mopeds and, other similar two or three-wheeled vehicles are prohibited on all Wild Dunes Community Association common properties in Wild Dunes.

B. PARKING

No boats, boat trailers, jet skis, recreational vehicles, campers or commercial vehicles with visible signage or equipment may be located on residential properties in view of adjacent properties. Property owners or long-term renters are permitted to have boats, boat trailers and jet skis, provided they are stored in a screened area approved by the Community Association. Other such vehicles may be brought temporarily into Wild Dunes to load, unload, clean or maintain, provided they are removed by sunset.

C. ENFORCEMENT

Enforcement responsibility is assigned to Wild Dunes Security personnel.

10. ACCESS CONTROL

A. AUTHORIZED VEHICLES

Wild Dunes is a private community with controlled access. All vehicles other than those exempted by the Commercial Vehicle Access (CVA) Fee program must display a current windshield decal, dashboard paper pass or hanging rear view mirror pass.

B. PROPERTY OWNER AND EMPLOYEE DECALS

The current annual decal for property owners and employees must be affixed to the vehicle to which it is assigned by Wild Dunes Community Association staff and must be displayed no later than March 1st of the calendar year.

Vehicles without current decals will be issued a seven-day paper pass until a current decal is displayed.

C. COMMERCIAL VEHICLE ACCESS

Commercial vehicles must display a current pass in the form of a decal affixed to the driver's side windshield or a daily paper pass as hung from the rear-view mirror.

The operators of commercial vehicles who do not display a valid decal or pass may be placed on trespass notice by the Wild Dunes Community Association or its authorized agent.

The Association reserves the right to revoke any commercial vehicle decal or pass upon violation of its Standard Operating Procedures, CVA rules and regulations, Architectural Standards, local ordinances, state laws or federal laws.

11. ENFORCEMENT OF STANDARD OPERATING PROCEDURES

RENTAL AND RESORT GUESTS

Rental and Resort guests will be informed of these regulations by the owners renting their property, property managers and/or rental agent's office at the time reservations are made. This information will also be published in advertising materials directed at potential resort guests.

Violations of the Standard Operating Procedures relating to 2. Bicycles/Electric Bicycles, 3. Runners, 4. Motor Vehicle Parking, , 6. Skates, Skateboards and Scooters; 7. Lagoon Use, 8. Pet Control, 9. Boats, Boat Trailers, Jet Skis, Campers, Recreational Vehicles, Commercial Vehicles And Motorcycles, 10. Access Control will be enforced as follows:

First Violation: Verbal warning from Security personnel to the person violating the Procedure, with a written warning from Wild Dunes Community Association (WDCA) to the owner of the Wild Dunes residence where the person is residing.

Second Violation Same Offense: \$50 fine from WDCA to the owner of the Wild Dunes residence where the violator is residing.

Third Violation Same Offense: \$100 fine from WDCA to the owner of the Wild Dunes residence where the violator is residing.

Subsequent Violations of the Same Offense may result in additional \$100 fines to the owner of the Wild Dunes residence where the violator is residing, and/or additional legal action as determined by the WDCA Board of Directors.

Appeals Process: Persons who have received a fine for violation of a Standard Operating Procedure may request a hearing to appeal the decision to the Chief Operating Officer (COO) of WDCA within 30 days of the date of fine issuance. The COO will render a decision regarding the appeal within 15 days of the hearing date. If in disagreement with the COO's decision, the appellant may request an appeal and hearing to the WDCA Board of Directors within 30 days of the date of the COO's decision. The Board will render a decision within 15 days of the hearing date. The decision of the Board will be considered final with respect to disposition of the violation.