

## SECTION ONE

### ACCESS CONTROL

#### 1. Entry

- a. The main gate is for use by WH residents and guests (4-wheel vehicles). The automatic gate in the right-hand lane is accessible with a WINPASS transponder, which can be purchased by property owners and SC Yacht Club members through Security for \$25.00. Transponders are not transferable between cars, nor is the purchase price refundable if the owner no longer desires access to Windmill Harbour. In such a case, Security will deactivate the transponder.
- b. Construction gate (back gate) is for use by construction vehicles (6 wheels or larger only). Security should be notified before the fact of scheduled deliveries by such vehicles to enable instructions to be given to their drivers.
- c. The Windmill Harbour Property Owners Association (POA) reserves the right to deny admission to anyone who is not a property owner/renter, slip owner/renter or a South Carolina Yacht Club member. The Security Officer may request individuals desiring entry to produce such identification as may be deemed necessary. The method of using decals or passes serves only to identify the vehicle itself. The driver and occupant may be identified by other means (personal recognition and/or ID card/driver's license).
- d. It shall be the responsibility of the driver of each vehicle driven in Windmill Harbour to insure that no person or items prohibited by federal, state or local ordinances are transported within the Plantation in his/her vehicle.
- e. Boat slip owners/renters will be given admission to Windmill Harbour solely to gain access to their boat slips and to the Marina.

#### 2. Admissions

- a. Residents must call in either individual passes or provide a list of their guests by name to the Security Office (681-6405). No guests/visitors will be admitted without prior approval of a resident. (Every reasonable effort will be made by Security to notify residents of visitors at the gate if they forget to call in a pass.)
- b. Vehicles bearing valid State registration and a WH decal/pass shall normally be admitted without restriction.
- c. Guests/visitors while on the Plantation will be required to observe proper standards of orderly and lawful conduct at all times. Improper conduct may result in the guest or visitor's removal from the Plantation by the Security Office.

#### 3. Emergency Vehicles (Police, Fire, Ambulances) will be allowed ingress. In case of a medical/fire emergency, call Security first and then 911.

#### 4. Golf Carts must be registered with Security and will be issued a number. Golf carts may be driven on the streets, cart paths and Marina promenade, providing that the driver is at

least 12 years old, has an adult over 18 years of age with him/her, and complies with State traffic laws. Illegal operation of a golf cart, consumption of alcohol, reckless driving and horseplay will be subject to fines and/or Board action.

5. Mopeds and motor scooters with less than or equal to one (1) brake horsepower shall be permitted within the property on paved roads designed for automobile traffic. Moped/motor scooter operators must be licensed and conform to SC State laws.
6. Motorcycles may be operated by property owners but **only for ingress and egress** to Windmill Harbour.
7. Pedestrians and Bicyclists will be allowed to enter the plantation if they possess valid identification showing that they are either property owners/renters, boat slip owners/renters or members of the SC Yacht Club.
8. Process Servers
  - a. Federal, state and local government authorities serving warrants or official papers will be allowed entry to the Plantation.
  - b. Civilian process servers will be allowed to enter only when in possession of official papers from a South Carolina Court or Federal Court signed by either a judge or the clerk of court or containing a “clocked-in stamp” indicating that the document has been registered with the clerk of court. Attempts will be made to contact the resident prior to the process server’s leaving the gate. Anyone who does not have properly signed papers may be allowed entry only after Security has contacted the resident and authorization has been given.
9. Repossessors requesting entry to the Plantation and presenting a certified true copy of an order from a South Carolina State or Federal Court which specifically directs the repossession of property located within the Plantation boundaries will be given access. Repossessors not in possession of a court order will not be allowed to enter unless the resident has given authorization. In all cases, Security will contact the resident and accompany the reposessor to the residence. If the resident cannot be contacted, entry will be denied.
10. Wreckers without decals requesting entry to the Plantation will be stopped and questioned as to their destination and purpose. Security will contact the resident to confirm that they are expecting the wrecker. Wreckers with valid decals will be allowed to enter without resident confirmation.
11. Contractors
  - a. Contractors are normally permitted entry to work between the hours of 7:00 a.m. and 6:00 p.m. DST or 7:00 a.m. and 5:00 p.m. EST, Monday through Friday. No work is allowed on Sunday. Saturday work may occur only between 8:00 a.m. and 12:00 noon and must be **inside quiet work** (exceptions by specific permission from

Security). No work is permitted on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day or Christmas Day.

- b. All contractors, subcontractors, repairmen, vendors and appraisers are required to purchase a daily pass or annual decal. A guest pass cannot be called in for any of the above. **This applies also to contractors coming in to quote an estimate on a prospective job.**
- c. Boat captains and boat repairmen shall have access to the marina seven days a week.
- d. Health care providers shall have access to a specific home upon notification of homeowner to Security.

12. Solicitation

No door-to-door vendors, salesmen or solicitation of any kind is permitted.

13. Exemptions

Certain commercial vehicles, such as mail carriers (U. S. Postal Service, FedEx, UPS, etc.) and newspaper delivery, are exempt from decal and pass requirements.

14. Garage sales are prohibited.

15. Open House/Homes for Sale or Rent/Tour of Homes

Anyone planning one of these events must contact PAI in writing at least two weeks prior to the event. Only one event can be held every thirty days, with no other events being held within the immediate neighborhood. The hours are Monday through Saturday 10:00 a.m. to 5:00 p.m. and Sunday, 1:00 p.m. to 6:00 p.m.

WH Security will not provide parking attendants for these events; parking will have to be arranged by the host of the function, who should contact Security for instructions.

16. General Public

- a. Windmill Harbour's roads are private and not open to sightseers.
- b. The entry of the general public to residential areas within the Plantation is strictly prohibited.

PLEASE NOTE that the 25-mile speed limit throughout Windmill Harbour is enforced.

Revised October 2006