

MOSS CREEK

2015 Renter Information



Thank you for choosing to stay in Moss Creek as a rental guest. Moss Creek is a private Community with outstanding amenities. We invite you to take advantage of them during your stay. Moss Creek Members take pride in their amenities, and enclosed is a set of Rules and Regulations the Board of Directors has approved. Please take the time to become familiar with this document so that you are aware of the nuances of living temporarily in a private residential golf/tennis Community.

All long term renters are required to register their vehicles with Security. Please see Administration (located in the large building at the entrance to Moss Creek) to acquire a vehicle decal to gain entrance to the Community.

During your stay, we invite you to dine at the Moss Creek Clubhouse, which is open six days a week. Enclosed is a copy of the posted hours – please note that special events do change the availability of the Clubhouse for general dining, and this is advertised in our weekly publication, *This Week at the Creek*. You may pick up a copy of this publication at the Clubhouse, Tennis Center, Fitness Center, or as you leave the Community at the Security Gate.

You are invited to use the wonderful amenities that Moss Creek has to offer. We welcome you to enjoy our 36-holes of Fazio golf. Rental guests have access to the golf courses any day after 10:30 a.m. Private golf instruction is also available by our staff PGA professionals if you are looking to tune up your game! The daily rate is \$55.90 (plus cart fee), and tee times may be made by calling the Golf Shop at 837-2231.

If you are a tennis player, you may rent court time at \$9.30 per person/hour. Rental guests have access to the tennis courts any day after 10:30 a.m. Private tennis instruction is available from our PTR certified tennis professional. To reserve your court time, please call the Tennis Center at 837-2240.

You are also welcome to use our Fitness Center located near the Bostwick Pavilion. In addition to top-of-the-line exercise equipment and a variety of classes, a broad range of fitness and wellness services are offered. There is a daily rate of \$8.00 per person for use of the facility. If you have any questions, call the Fitness Center at 836-6160.

For our long term Renters (three months or more), we have a number of package rates that are enclosed in this packet. If you have any questions, please contact Accounting at 843-836-6109.

Moss Creek has three swimming pools in the Community (open early spring through late fall). The swimming pools at Stable Gate and Royal Pointe are for those Members and their Guests/Renters only. The large swimming pools located at Bostwick Point are open to the whole Community and their guests. We do ask for your safety to please follow the posted rules and regulations at all times.

There are a limited number of wet and dry boat slips available to our Members. If there are no Members on the waiting list, the slips become available to renters who have an interest.

If you have any questions regarding living in Moss Creek, please do not hesitate to contact the Administration Office, at 837-2229. Enjoy your stay at Moss Creek!

2015 Renter Programs

The following renter programs have been approved by the MCOA Board of Directors. Family rates include the renter, spouse, and dependent children living in the home under the age of 22. Except as noted, all renter activities are to be scheduled after 10:30 a.m. unless playing with a Member.

Renter Annual Plans – Available to Long Term Renters - (3 months or longer)

	Family Rate	Single Rate
Golf – includes golf, carts, tennis and fitness**	7,256.25	5,805.00
Tennis only	2,150.00	1,752.25
Fitness only**	698.75	548.25

** Published hours apply - 10:30am time restriction not applicable.

Renter Monthly and Extended Plans

	Family Rate	Single Rate
Golf Only – includes carts	1,123.38	747.13
Tennis Only	284.88	193.50
Fitness Only	91.38	59.13

Renter Daily Rates

Golf	55.90 + cart
Tennis	9.30/hour
Fitness	8

Boat Slips

All boat slips are rented upon availability at 20% above Member rates. For more information, please contact Susan Brown at 836-6112.

2015 MC Clubhouse Hours of Operation

Due to a busy banquet schedule, these hours are subject to change.

Clubhouse Bar

Monday	Closed
Tuesday	11:30am—5:00pm
Wednesday—Sunday	11:30am—8:30pm

Grill Room Dining

Monday	Closed
Lunch Tuesday—Sunday	11:30am—5:00pm
Dinner Wednesday—Sunday	5:30pm—8:30pm

A la Carte Dinner

Breakfast Sunday	10:00am—1:00pm
Lunch Tuesday—Sunday	11:30am—3:00pm
Dinner Casual Wednesday	5:30pm—7:30pm
Thursday	5:30pm—7:30pm
Friday & Saturday	5:30pm—8:30pm
Simply Sunday Supper	5:30pm—7:30pm

MCOA RULES AND REGULATIONS: RENTERS

In accordance with the Moss Creek Covenants, Renters within Moss Creek are provided access to the recreational amenities. They are also bound by the same rules and regulations.

General Information

Admittance to Moss Creek - The Member (or rental agent) must notify Moss Creek Security of the time of arrival and the length of stay. When entering, the Security Gate will issue a visitor's pass, together with an information packet. The pass should be displayed on the windshield of the car at all times during the Renter's visit.

Amenities Available to Renters - Renters are welcome to use the facilities and amenities of Moss Creek by paying the relevant User Fees. Fee and time schedules are available at the Clubhouse, the Golf Shop, the Tennis Center, Fitness Center, Equestrian Center, and the Administration Office.

Responsibilities of Renters - Renters are responsible for any debts, property damage or personal injury. Members are ultimately responsible for the conduct and debts, property damage or personal injury caused by their renter. See fine structure below.

Fines & Penalties

Enforcement of these Rules and Regulations shall be made by Security. The following penalty structure is in effect for all violations of these Rules & Regulations, with the exception of speeding and truck parking violations (see below).

1st offense – Warning

2nd offense - \$35.00 fine

3rd offense - \$100 fine

4th offense – General Manager action up to \$250; Board action (fine up to \$1,000 per occurrence)

At the Security Officer's discretion, depending on the nature of the violation, the first offense can warrant a monetary fine up to \$250 with the approval of the General Manager.

The following penalty structure is in effect for speeding violations:

1st offense – \$35.00 fine

2nd offense - \$70.00 fine

3rd offense - \$140.00 fine

4th offense – General Manager action up to \$250; Board action (fine up to \$1,000 per occurrence)

The following penalty structure is in effect for violation of Moss Creek Covenants, Article IX, Section 23, Prohibited Structures and Vehicles)

1st offense – warning

2nd offense - \$35 fine

3rd offense and consecutive offenses - \$100.00 fine

Renters shall receive notification of a penalty by the issuance of a citation or by a letter as outlined below:

Dear _____:

Please be advised that this letter shall serve as formal written notice from MCOA that payment of \$_____ is due for a fine issued to you dated _____ for _____. (The portions of the authorizing legal documents giving MCOA the authorization for penalty will be stated according to the particular infraction of the Rules and Regulations).

Gambling

There are certain card and other games at the Clubhouse that are and are not acceptable. Card playing and other games for the primary purpose of gambling are not allowed. Card playing and other games at the Clubhouse of a social nature are appropriate. Security and Clubhouse Management are responsible for monitoring and enforcing this provision.

Noise - Renters are to show common courtesy and be discreet in the use of radios and other equipment so as not to disturb others.

Pets

No animal may be maintained in Moss Creek whose existence or normal activity is noxious, dangerous, unsightly, unpleasant or of a nature that destroys or diminishes the enjoyment of the property of other Members.

All pets need to be registered with Security.

Pets are never permitted to roam free and must be leashed at all times when not on the pet owner's private property. It is the pet owner's responsibility to control the activity of any pet. Pets are never permitted at the Administration Building, Clubhouse, Tennis Facility, Pool areas and Fitness Facility Center, or the Bostwick Pavilion. Leashed pets may be exercised on golf cart paths only when golfers are not present, and when access is permitted, see Golf Cart Paths page 12. Any defacement or excrement must be removed.

Owners must control dog barking, and remove any defacement or excrement from improved private property, recreational areas or common property.

Any pet which endangers the health of any person or which persistently creates a nuisance shall subject the Renter (the owner of the home will also be notified) to enforcement action. As defined in the Beaufort County Code, animals will be deemed a nuisance if they:

- Molest individuals or passing vehicles
- Attack other animals
- Trespass on private or Common Property
- Are repeatedly at large
- Damage private or Common Property
- Bark, whine or howl in an excessive, continuous or untimely fashion

Any pet that attacks another pet(s) or human being(s) is not tolerated in Moss Creek. After the first incident of this type of behavior is reported and confirmed, the attacking pet is, when outside the Renter's home, required to be leashed, muzzled, and otherwise properly controlled by the owner or handler. If a second incident involving the same pet is reported and confirmed, the pet must be permanently removed from Moss Creek. The owner of the home is also notified of any enforcement action.

If a pet attack results in injury to any person or pet, the owner of the attacking pet is responsible for paying medical and other costs related to the injuries of the attacked. Moss Creek Security must also be contacted, they will notify the Department of Health & Environmental Control (DHEC).

If the facts surrounding a pet attack are contested, please refer to Page 13 for Procedure for Conduct Violations and Page 14, for fines and penalties.

Staff - Moss Creek is served by an excellent, hard-working, and dedicated staff. As with other Members of the Community, staff personnel deserve to be treated courteously and with respect. In an active place like Moss Creek, the staff has a number of duties and is very busy. Requests for services or complaints should be made in writing to the General Manager whose office is in the Administration Office.

Phone Numbers

<u>Moss Creek</u> -	Administration	837-2229
	Clubhouse	837-2230
	Golf Shop	837-2231
	Security	837-2233
	Tennis Shop	837-2240
	Fitness Center	836-6160

Community Phone Numbers -

Emergency (police, fire, ambulance) 911	(see below)
Sheriff's Dispatch Center	524-2777
Sheriff's Office	757-3499
Hilton Head Hospital	681-6122
Hargray Telephone Company	757-2211
Palmetto Electric Cooperative	681-5551

Emergencies: After first calling 911, immediately notify Security Emergency, 837-2700, for assistance to escort emergency vehicles to the correct location.

Vehicles

Please observe traffic signs and posted speed limits of 27 mph unless otherwise posted.

Pedestrians and bicyclists have right-of-way.

Park off-street or in designated areas.

Bicyclists are encouraged to use the leisure trails for their own safety and must be equipped with a bell. Golf cart paths are not to be used by bicyclists when golfers are present, except the one adjacent to the 14th green on the South Course.

Motor driven cycles are not permitted. Boat trailers must be parked in designated boat-trailer areas. Trailers, campers, recreational vehicles, pickup trucks and panel trucks may not be parked in residential areas over night (between 9:00 p.m. and 6:00 a.m.) unless kept entirely within an enclosed garage (garage door fully closed so the prohibited vehicle cannot be seen.). This rule is strictly enforced by Security (refer to the Moss Creek Covenants, Article IX, Section 23, Prohibited Structures and Vehicles). An extension up to 12:00 midnight may be requested from Security. If found in violation of this rule, a citation is issued that may result in a fine to be paid to Moss Creek.

Permission for parking these vehicles is on a space available basis in designated areas. Arrangements should be made through Security or the General Manager's office.

Clubhouse

Renters are invited to make use of the Moss Creek Clubhouse which includes a dining room, lounge, and Golf Shop. Smoking is prohibited in the Clubhouse. Electronic cigarettes are also considered prohibited. Lunch and dinner are served (consult calendar for schedule). Please make dinner reservations. If you must cancel, please do so by 4:30 p.m. A gratuity and applicable tax is automatically be added to all food and beverage charges. Payment can be made by cash or by Visa or MasterCard. Children under the age of thirteen (13) must be accompanied by an adult. Pets are not permitted.

Attire

- * Appropriate attire is required in the Clubhouse at all times.
- * In general, casual sports attire is acceptable throughout the Clubhouse. During evening meal hours, resort or dressy casual attire is acceptable in the Blue Heron and Egret dining rooms; casual and sports attire is acceptable in the Grill Room. Dress jeans are considered casual attire, but are restricted to the Grill Room, except Wednesday's after 5 pm. Wednesday evening is casual dining at the Clubhouse, and jeans are permitted throughout the Clubhouse.
- * The following attire is considered inappropriate at any time: cut-offs, gym shorts, muscle shirts, T-shirts promoting any kind of advertising, tank tops, torn or soiled work apparel, flip flops, bathing suite, or gentlemen's headgear. This list of unacceptable attire is not intended to be all-inclusive, but to establish a parameter for acceptable ones.
- * Children are requested to comply with appropriate attire.
- * Exceptions to the above rules will be allowed when a 'theme' night is promoted at the Clubhouse stating the dress code for the evening.
- * It is the responsibility of all Members to see that their Guests dress appropriately for the occasion.

Unauthorized Use of MCOA Amenities

The recreational amenities in Moss Creek are available, for a fee, to all Members, Guests and Renters of the Association. The fees are approved by the Board of Directors and updated at least annually. In the vast majority of cases, the appropriate fee is paid, and usage of the amenity is therefore authorized.

Occasionally, a Rental Guest utilizes, or attempts to utilize, the MCOA amenities (golf, tennis & boating) without paying the appropriate fee. This unauthorized usage of the recreational amenities as defined herein is considered a violation and is subject to fees and fines as approved by the Board of Directors.

The Board of Directors approved Policy Statement 06-04 and thereby established that MCOA Management, upon the determination that an unauthorized use by a Rental Guest has occurred, charges the user the highest prevailing rate appropriate for the amenity used, based on the then current approved fee schedule, plus a fine of \$100 (if the penalty charge is not paid by the Renter, the Member is ultimately responsible for paying the fine).

Recreational Facilities

Community Pool

The Community pool is at Bostwick Point and rules for its use are prominently posted. ID cards for use of the Bostwick Pool facility are required and available on the pool deck from Memorial Day weekend through Labor Day weekend. Lifeguards are not provided by Moss Creek. Diving is not allowed. Children under the age of thirteen (13) must be supervised by an adult, 18 years of age or older, at all times. Parents or other adults delegated by them are responsible for the behavior and safety of their children. **(NOTE: Pools located at Stable Gate and Royal Pointe are reserved for Residents, Guests and Renters of those neighborhoods ONLY.)**

Long Term Renters

ALL guests of Long Term Renters must be signed in by host Member each visit and will be charged \$5.00 for each person over 13 years old. Each Long Term Renter household may have up to 5 guests per day.

Local (Non-Family) Guests may visit the pool facility no more than 7 times per season (Memorial Day to Labor Day).

Short Term Renters

Short Term Renters have access to the pools while in residence at no charge, but may not bring Guests.

Non-toilet trained and incontinent individuals must wear swim diapers and a tight fitting protective vinyl cover in all pools. NOTE: Swim diapers and the tight fitting protective vinyl covers can be purchased at the Bostwick Pool Complex.

Discreet cell phone usage is permitted on the pool decks. Public telephones are available in the Fitness Center office. Wi-Fi is available on the pool deck on an unsecured network.

Renters and Guests are to show common courtesy and be discreet in the use of radios and other equipment so as not to disturb others. Personal radios, television, and similar electronic devices may be used only with ear phones in order to not disturb other Members and Guests.

All Amenity areas listed below are available to Renters by paying the appropriate fees. Please contact the Administration office at 843-836-6113 for a list of the current fee structure. Renter packages are available, or the Renter may pay the published renter daily rate.

Golf

- * Special 30-day and Annual Renter's Golf Packages are available for purchase at the Administration Office, or the daily renter rate will apply.
- * All golfers, except for those signed up for tournaments, must register before starting play.
- * Hours of play are posted at the Golf Shop, and the hours from 8:00 a.m. to 10:30 a.m. are reserved for Members and Guests when accompanied by Members.
- * Accompanied Guests are those Guests playing with a Member. Each Member may have up to seven (7) Guests at one time (playing in consecutive tee times) and receive the Accompanied Guest Rate. Any Guests over the limit of seven (7) will be charged the Unaccompanied Guest Rate.
- * Unaccompanied Guests, Renters and Reciprocal Guests are restricted from playing during Member reserved starting times (8:00-10:30 a.m.).
- * Guests renting property at Moss Creek may arrange tee times but are restricted from the Member reserved starting times. Renters may play during restricted times only if playing as an Accompanied Guest of a Member.
- * It is the Member's responsibility to inform their Guests of these Rules and Regulations and to ensure that the Guests abide by them while playing.
- * Appropriate golfing attire shall be worn at all times on the golf courses, Driving Range and Practice Green. Skirts, slacks or other full-length trousers and golf shorts no more than four (4) inches above the knee are permitted. Jeans, running shorts, tennis shorts or other short-shorts are prohibited. Tank tops, halters, tops supported by straps, and strapless tops are prohibited. Gentlemen **must** wear a shirt with a collar. Shirts are required to be worn at all times.
- All players must wear spikeless shoes or shoes with soft spikes.

Tennis

- * Special 30-day and Annual Renter's Tennis Packages are available for purchase at the Administration Office, or the daily renter rate will apply.
- * Before 10:30 a.m., all courts are reserved for Moss Creek Members and their Accompanied Guests.
- * Accompanied Guests are those Guests playing with a Member. Each Member may have up to three (3) Guests at one time and receive the Accompanied Guest Rate. Any Guest over the limit of three (3) will be charged the Unaccompanied Guest Rate.
- * Unaccompanied Guests of Members, Renters and Reciprocal Guests from other private clubs are restricted from playing during member reserved times.
- * Guests renting property at Moss Creek may arrange court times but are restricted from the Member reserved court times stated above. Renters may play during restricted times only if playing as an Accompanied Guest of a Member.
- * It is the Member's responsibility to inform their Guests of these Rules and Regulations and to ensure that the Guests abide by them while playing.
- * All players shall wear accepted tennis attire.
- * Only 'tennis shoes' will be allowed; running, cross-trainers, athletic or waffled-soled shoes are prohibited.
- * Men: appropriate tennis attire required. A collared shirt or an acceptable 'tennis t-shirt' (Moss Creek logo t-shirts, U.S. Open t-shirts, and other tennis related t-shirts) is required at all times.
- * Women: appropriate tennis attire is required. Tank tops, halters, any tops supported by straps and strapless tops are prohibited.
- * Jeans, cutoffs, and bathing suits are prohibited.
- * The Tennis staff has the responsibility and authority to enforce the Dress Code.
- * No pets are allowed at the Tennis Facility.

Fitness

- * Special 30-day and Annual Renter's Tennis Packages are available for purchase at the Administration Office, or the daily renter rate will apply.
- * Except for required maintenance and Holidays, the Fitness Center is open from 6:00 a.m. until 7:00 p.m. weekdays; 7:00 a.m. – 4 p.m. Saturday; and, 11:00 a.m. – 4:00 p.m. Sundays. Entry to the Fitness Center and use of the equipment is permitted only during the designated hours of operation.
- * Guest usage is subject to a daily fee. Guest hours may be modified during holiday seasons. All Guests must sign a liability waiver.
- * Proper exercise attire is required at all times. Shirts, pants, shorts (no denim or ripped or torn garments) are permitted, and closed shoes are required. Swim suits, and sandals are not appropriate attire for the Fitness Center. Proper footwear is required in the Aerobics Room.

Fishing and Hunting

Fishing is permitted in ponds, lagoons, and waterways subject to South Carolina regulations. While golfers are present on the course, fishing is not allowed along the banks of ponds and lagoons where they adjoin or run parallel to the golf courses. The use of cast nets, for any reason, is prohibited in the lagoons and ponds, and is limited to the dock areas at the Community Crabbing Docks and the saltwater side of the causeways. Fishing is also prohibited at the boat dock area.

No hunting of any kind is permitted. The use of firearms and bows and arrows is prohibited.

Wildlife

Feeding alligators is **prohibited by law**. Alligators are wild animals and lose their fear of humans, if fed. In addition to Moss Creek penalties and fines, the State of South Carolina will impose a fine of \$500.

The feeding of deer or interfering with other wildlife is not permitted. Moss Creek Owners Association utilizes the services of professional biologists to manage our wildlife. Feeding of deer can negatively impact the effectiveness of the management program.