



COOSAW POINT

Coosaw Point POA Rules and Regulations

COOSAW POINT POA RULES & REGULATIONS

The Property Owners at Coosaw Point believe that The River Club is one of the most prestigious clubs in Beaufort. The impressive architecture and stunning décor, the adjacent swimming pool, pool house and pergolas overlooking the Coosaw River, the protected boat basin, and tennis and pickleball courts provide superb recreation for those who live at Coosaw Point.

The almost nine thousand square foot River Club accommodates three separate functions vital to the overall success and enjoyment of Coosaw Point. The ground floor is dedicated to the use and social activities of the Property Owners. It includes a beautiful salon with fireplace and large HDTV, an adjacent bar and lounge, and a well-equipped fitness room. In addition, there is a large, screened porch overlooking the adult and children's pools that provides parents with a comfortable and shady view of the pools. Additionally, there is a long riverfront veranda, well-furnished with rockers and chairs, where Coosaw Point residents can relax while looking out over the river that gives the community its name.

The second floor has a commercial kitchen, buffet, dining room and screened dining porch overlooking the Coosaw River and is available for use by the Property Owners or available to rent for private events for residents and non-residents. We can make your next event, luncheon, board retreat, business meeting, wedding or birthday an event to remember. It includes a beautiful room with a fireplace, bar area and dining room.

The third floor of the River Club has a private apartment that can be rented for small meetings, weddings or for extended family members of residents.

The rules, regulations and policies in this document serve to illustrate and supplement those contained in [Exhibit C](#)- Initial Rules and Regulations of the Amended and Restated Declaration of Covenants, Easements, Conditions and Restrictions for Coosaw Point.

GENERAL POLICIES

- The first and second floors, including the bar area, fitness room and riverfront veranda, will be open 6am-9pm. Property Owners are asked to respect the closing hour and clean up and remove trash prior to leaving the river club.
- Children shall not use the club facility as a place to play or congregate.
- The hours of operation of the Club facilities will be determined by the Board of Directors and appropriate notices issued.
- All members and guests are expected to observe the Club rules and regulations. Inappropriate behavior and/or violation of Club rules may result in membership suspension.
- No notice or solicitation, unless it relates to Coosaw Point or the River Club is to be initiated, posted or circulated without the prior approval of the Coosaw Point Property Owners Association Board of Directors or its representative. This policy includes the use of the Property Owner Directory. The addresses and telephone numbers of members are not to be used for solicitation or other business purposes.
- Pets are not allowed inside the River Club or around the pool. Service animals are accepted.

- Members shall be liable to the Club for the value of all Club property that the member or the member's guest damages or removes.
- Members shall be liable to the Club for the value of all Club property that the member or the member's guest damages or removes.
- Members desiring to use the Club facilities for private purposes must contact the POA office located on the second floor of the River Club: lohea@sentrymgt.com or call (843-522-0041).
- All requests or complaints are to be submitted to Sentry Management at lohea@sentrymgt.com or tiffany.davis@sentrymgt.com. If your complaint is time sensitive or during holidays or weekends, please call Sentry Management at (843) 605-4244. The POA address is as follows:

Coosaw Point POA
20 The Horseshoe
Beaufort, SC 29907

- The POA shall have the right to reserve the pool and clubhouse for community events, charitable events, marketing or as the POA in their sole discretion determines are appropriate.

Guests

A guest is an individual not owning property in Coosaw Point

- A guest must be accompanied by an adult member. Guests of members must comply with the By-Laws and all rules and regulations adopted from time to time by the Board of Directors. Members will be held responsible for their guest's behavior, compliance with rules, appearance, applicable guest fees and any other charges.
- All guests must register and sign a release of "Guest Release" form prior to using the pool.
- A guest of an owner member staying at Coosaw Point while the member is absent may be allowed use of the Club's facilities if the member is in good standing with the Coosaw Point POA and pays all applicable guest fees. If you have guests using the pool, please complete the pool registration form.

Babysitters

- An exception to the guest policy will be made for babysitters and nannies. A babysitter/nanny is defined as an individual whose sole purpose at the Pool is to care for a member's child/children. The babysitter or nanny will not be allowed to bring his/her own children, spouse, friend or significant other.

Pool Parties

- **Adult Pool Parties**

For the convenience of all our property owners, the pool will not be available for private pool parties.

- **Children's Pool Parties**

For the convenience of all our property owners, the pool will not be available for children's **private** pool parties. Non-private children's pool parties are permitted. Reservations for these parties are required. A parent is required to attend, and a certified lifeguard is recommended.

Long Term Renters

- Homeowners must provide Sentry Management with written notification of a rental prior to the granting of any Coosaw Point amenity or club privileges. Renters of a garage apartment or guest cottage may apply for an Associate Membership. Renters must have an Associate Membership and pay all applicable fees to have use of any of the River Club amenities, including the pool or use of the boat basin and tennis courts. Renters of a primary residence, taking the place of the property owners who are absent for an extended period during the rental, benefit from the Property Owner's membership dues and are not required to purchase an Associate Membership.
- A member or guest may not loan their Membership card to any person, inclusive of renter. If any member loans their Membership card to any person their Membership card will be suspended.

Club Smoking Policy

Smoking is prohibited inside the River Club facility and pool area.

Dress Code

Compliance with the Dress Code is the responsibility of the members. Members are responsible for advising guests, including children, of the dress code regulations. The Board will enforce the Dress Code Policy, which is as follows:

- Relaxed, casual attire is always permitted in the River Club, except for a special event requesting different attire.
- A shirt and shoes are always required in the River Club.

The River Club Fitness Center

The goal of our fitness facility is to enable members to achieve their fitness goals in a congenial, relaxed atmosphere. The key card will admit Property Owners to the first floor from 6am-9pm.

General Rules

- Appropriate attire, including shirts and shoes, are required.
- Use of the facility and equipment is restricted to individuals 15 years of age or older unless accompanied by an adult member or parent.
- Any potentially dangerous condition or situation should be reported to the Coosaw Point POA office or Sentry Management immediately: lohea@sentrymgt.com, tiffany.davis@sentrymgt.com or call 843-522-0041. If your complaint is time sensitive or during holidays or weekends, please call Sentry Management at (843) 605-4244.
- Please read any posted instructions if you are unsure of the proper use of any of the equipment. This will help prevent injuries.
- The POA is not responsible for lost or stolen items.
- Please clean the equipment after use and replace it to its proper position. Wipe down sweaty surfaces with a disinfectant wipe or hand towel.

- Showers are available in the Men's and Women's locker rooms on the same floor. Property Owners must furnish their own towels, etc.

Pool Policies and Hours of Operation

Pool Rules and Information - *Rules are subject to change at the sole discretion of the Coosaw Point Property Owner's Association Board of Directors*

1. The pool is generally open from mid-April through mid-October (weather permitting) and will be announced in the community newsletter. The hours of operation are posted at the pool entrance.
2. Members are responsible for their guests and for their compliance with all applicable club rules and regulations.
3. Guests must complete the "Guest Release" form prior entering the pool. Failure to register may result in suspension of membership card.
4. Regular Pool Hours – Monday through Sunday 10AM – Dusk. Closing at dusk is a DHEC requirement.
5. Adult Swim Only every morning except Saturday 6AM – 10AM.
6. **No diving**, the pool is shallow.
7. **No floaties** in the pool.
8. No running, jumping, boisterous or rough play is permitted in the pool or pool area.
9. No glass allowed in the pool area.
10. Persons under the influence of alcohol or drugs shall not use the pool.
11. No underage drinking permitted on the premises.
12. There is to be no spitting, peeing or blowing your nose in the pool.
13. Persons with skin, eye, ear or respiratory infections shall not use the pool.
14. Children who are not potty trained must wear swim diapers.
15. Bathing attire must be appropriate for community and family environment.
16. An adult must accompany and supervise all children under the age of 12.
17. When the pool and clubhouse are closed, it is only accessible to the POA personnel.
18. No loud playing of music is allowed in the pool area.
19. Solo swimming is strongly discouraged.
20. Golf Carts and bicycles are not permitted on walkways, patios or decks. Please park carts and bicycles in designated parking areas.
21. No pets allowed at the pool.
22. The pool may occasionally close for special events or health concerns (DHEC), and you will be notified by e-mail or with a closed sign posted at the pool entrance.
23. Keys to the pool will be available through the POA office. Releases must be signed prior to the issuance of a key.
24. There is an emergency phone located at the pool house which accesses 9-1-1; please take the time to familiarize yourself and your family with its location.
25. The River Club or nor the Pool are to be used as a gathering place by minors without adult supervision. Adult property owners must supervise any gathering of children under the age of 18.
26. After 6:00 pm all children under the age of 18 must be accompanied by an adult member or parent when using the Coosaw Point River Club, Pool or Crab Shack, or work-out room.
27. All people must shower prior to entering the pool.
28. An Automated Emergency Defibrillator (AED) is located on the first floor screened porch for emergency use by residents. Additional AEDs are located at the Pickleball/Tennis courts and the

Gazebo. Please notify the POA office if an AED is used in the event of an emergency, as the batteries must be replaced.

Pool Policies and Hours of Operation Cont'd.

29. Fees and Fines

1. Fees

Guest Fee \$5 per visit/per guest after the first 5 guests

A relative accompanied by a member will not be charged a guest fee. A family member includes persons closely related by blood, such as parents, grandparents, grandchildren, children, brothers, sisters and their children.

1 st Key Card	FREE
2 nd and all other key card	\$25
2. Fines	
Loaning your key out to a non-member	Membership revoked
In the Swimming Pool after hours	1 st offense \$100 2 nd offense \$200
Children under 12 not accompanied by an adult	\$100 per child and suspended from use of pool for two weeks
Pets in the Pool Area	\$100
Improper cleaning after pool gatherings	\$100+ cost to clean

We appreciate your cooperation with the rules and policies for the River Club and the pool area. We hope you enjoy the pool and all Coosaw Point's amenities. We are very proud of our community and want everyone to enjoy being a part of it. It takes working together to protect our values, our investments, and the harmony of our community. Following these rules will help us achieve these goals.

If you have any questions, please feel free to call the Coosaw Point POA office at the River Club, 843-522-0041 or email lohea@sentrymgt.com or tiffany.davis@sentrymgt.com.

Coosaw Point Boat Basin and Storage

The Boat Basin is for the use of any member in good standing of the Coosaw Point River Club. We are very fortunate to have the availability of not only a day dockage, but also a boat ramp. Due to limited space and the growing number of boaters, we ask for everyone to abide by the following guidelines:

- The boat basin facilities are for the use of members and authorized guests only. Members must accompany all guests.
- Discharge of oil, fuel and other refuse and human waste at the dock or in the channel is prohibited by state law.
- The dockage is on a first come, first served basis.
- Boats shall not be left in the water for an extended period or over-night; this is only a day dock.
- Please remove all your trash and debris when you leave.
- Boats may not be stored in residents' yards.
 - a. Warning letter giving 5 business days to remove.
 - b. After 5 business days and the boat is still not removed - \$100 fine; then \$100 fine for each additional week boat is not removed.
 - c. Second offense \$200 fines per schedule b. above
 - d. Third offense \$300 fines per schedule b. above.
- Boats in Basin for extended periods over 24 hours
 - a. First offense warning letter
 - b. Second offense \$50 fine
 - c. Third offense \$100 fine

A boat storage area is available to store boats, trailers, campers, etc.

The spaces are available for \$50 a month. If you are interested in renting a space, please go to:

- Coosaw Point website: <https://www.coosawpoint.com/>
- Scroll down to "Helpful Links" <https://www.coosawpoint.com/helpful-links-1>
- See the Storage Agreement under "Applications & Agreements" or email coosawpointboatstorage@gmail.com for additional information.

Note: If you are using the boat storage area, please remember to lock the gate as you are leaving the area.

The Pickleball and Tennis Courts

The pickleball/tennis courts are for the use of our members and invited guests. We appreciate your cooperation with the following rules:

- No children under the age of 12 are allowed on the courts without an adult.
- No pets are allowed on the courts.
- A member must accompany all guests.
- Please turn off all lights prior to leaving.
- Proper tennis attire should be worn when playing pickleball or tennis. Only athletic shoes are allowed on the courts.
- Bikes, skateboards, rollerblades, roller skates, etc. are **not** allowed on the tennis courts.

Flag Policy

POA policy allows two flags to be displayed permanently on the front of homes in the neighborhood, the US flag and the South Carolina flag. Armed Forces flags may be flown in place of the state flag. Sports

team flags may be flown in place of the state flag during that sports' season. No more than two flags per household.

Sunday Work

Contractor work days are restricted to Monday through Saturday from 7am till 7pm. Any deviations from these hours require advanced ARB approval. There is a \$500 fine for contractor work on Sunday (except for emergency situations for plumbers or HVAC). The latest holiday work schedule for contractors can be located at: www.coosawpoint.com/helpful-links-1

Trash Disposal/Unlawful Dumping

Residents enrolled in our community trash removal program are afforded weekly trash and bi-weekly recycling removal. Additionally, residents are allowed two extra bags of yard clippings (debris) with their weekly trash removal at no additional cost. The community also has a debris removal site for residents to dump larger debris such as limbs, stumps and palm fronds.

The POA pays for the community lawn debris to be mulched periodically. Residents must not mix any garbage, rubbish, building materials, plastic pots, cans, bottles with the debris.

Anyone caught dumping unacceptable materials into the debris will be fined an additional cost up to \$1,000 to cover the disposal costs for those unacceptable materials. Trespassers who unlawfully dump on the POA's posted private land will be prosecuted under state law and fined under SC guidelines.

Dumping debris in POA common areas or builder dumpsters is also prohibited and may result in fines to the violators of up to a \$1,000 at the discretion of the BOD.

MISCELLANEOUS

- Pets – If you have a problem with your neighbors' pets, please address your neighbor and try and work it out. Please clean up after your pet. The POA provides bags and waste stations for that purpose.
- Golf Carts – It is the responsibility of parents to control the use and safety of golf carts operated by children.
- Gas or battery powered scooters, mini-bikes or four wheelers are not allowed on the common areas, roads, or Declarant's property within Coosaw Point. You must be licensed driver to operate a golf cart in the neighborhood unless with a parent or guardian. Gas powered golf carts currently owned are grandfathered, but all replacement golf carts must be electric. [All golf carts](#) must be registered in the River Club office by June 1, 2025.
- Guns – BB and pellet guns are not permitted in the developed areas of Coosaw Point. The discharge of any firearms is prohibited except for Beaufort County animal control and law enforcement
- All golf carts, boats and trailers must be registered with the Coosaw Point office and a release of liability form must be signed. A vehicle sticker will be provided for each registration and must be displayed on the vehicle.
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Coosaw Point River Club Membership and Rental Fees

1. Coosaw Point Association Dues – Determined by annual budgets
2. River Club Rental for Residents and their immediate family only & Non-Residents. All requests for rent have to be submitted by visiting our website at <https://www.coosawpoint.com/weddings-events>
3. Associate Memberships are currently available only for families renting a garage apartment in Coosaw Point - \$1500
4. Boat Storage - \$50 per month. Please email coosawpointboatstorage@gmail.com for additional information.