LAKEWOOD CAMPING RESORT, INC.

2026 Rules and Regulations

For Annual Lease Sites & Mobile Home Park

Lakewood Camping Resort, Inc. ("Lakewood") has established the following Rules and Regulations ("Rules") for Lakewood Camping Resort. The Rules are incorporated into and form a part of each Annual Site Lease Agreement ("Lease") between Lakewood and Lessees of the Resort, including their family members, guests and visitors ("Lessee"). By entering into the Lease, each Lessee agrees to abide by the Rules, as they may be reasonably amended from time to time by Lakewood in its discretion. Lakewood will provide written notice to Lessees of any amendments to the Rules. Such notice will be delivered via email and posted online and in the Lakewood Properties Sales Office. Violation of the Rules constitutes a default under the Lease, entitling Lakewood to pursue any remedies available under the Lease and applicable South Carolina law.

The following are the Rules applicable to Lakewood Camping Resort, effective the date shown below:

ARTICLE I
ANNUAL FEE SCHEDULE AND OCCUPANCY

1. Duration
   - 1.1. All leases are on a calendar year basis only and expire at the conclusion of December 31 of that year, unless terminated earlier as authorized in the Lease.
   - 1.2. Upon expiration of the Lease, Lakewood reserves the right in its absolute and sole discretion to enter into a subsequent Lease with Lessee. Each Lease contains an express acknowledgement that it is for a stated term and that no representation has been made regarding its renewal or extension.

2. Annual Lease Fee
   - 2.1. Lessees will be provided access to Lakewood Mailboxes and the Lakewood Package Center with a mailing address of 5903 S. Kings Hwy, Myrtle Beach SC 29575. Inquire about Annual Package Memberships. (**Please be advised: use of mailboxes will be discontinued in 2025 in lieu of a new mailbox plan).**
   - 2.2. The lease fee is payable in full prior to the commencement of the lease term. Payments delinquent by five (5) days or more constitute default under the Lease agreement.
   - 2.3. Picnic tables are not included in annual leases. Tables will not be replaced or provided for new or renewed leases. Those caught taking or trading for new tables will be fined a penalty commensurate to the price of the picnic tables. New tables may be purchased from Lakewood for $250.00.

3. Permitted Occupancy and Use
   - 3.1. **Uses.** Lakewood Camping Resort is a private camping resort for families and shall be used solely for private activities by the Lessee, authorized guests, and family members. No commercial activity is permitted without prior written consent of Lakewood Camping Resort.
   - 3.2. **Occupancy Limits.** No individual Lot or unit may be occupied by more than seven (7) persons without written approval from Lakewood Camping Resort.
   - 3.3. **Age Restrictions.** No Lease will be granted to a Lessee under the age of twenty-five (25), and all such occupants, guests, or visitors must be accompanied by a parent or legal guardian.
   - 3.4. **Corporate Lessees.** In the event the Lease is in the name of a business, partnership, corporation, or similar entity, each officer, partner, or member up to a maximum of five (5) people will be considered a family for purposes of site occupancy and/or transfer of Lease.
   - 3.5. **Subleases and Private Units.** Subleasing of Lots or units is strictly prohibited. Lakewood Camping Resort does not manage or permit the outside rental of private units on a leased site, and nothing in the Rules shall be construed as authorizing the rental of any private unit. Any unauthorized rental of Lessee's unit will result in immediate termination of Lessee's Lakewood Camping Resort Annual Site Lease Agreement.
   - 3.6. **Authorized Access.** Lessee is required to provide a "Family List" to Lakewood Camping Resort with the names of spouse, parents, children, grandchildren, and siblings who have authorized access to Lessee's Lot and unit. Once submitted, no changes to the Family List will be permitted for the remainder of the lease term. Guests or visitors not on the Family List will not be allowed entry to Lakewood Camping Resort without in-person registration by Lessee; phone and email requests for authorization will not be granted.
   - 3.7. **Overnight Guests.** It is the responsibility of Lessee or authorized guest to register visitors staying overnight; this is to be done at the Lakewood Registration Office. Unregistered guests will be considered to be trespassing. A guest pass will be issued after providing proof of identification and the license plate number of the guest's vehicle(s). Requests for overnight vehicle passes for a Lessee or authorized guest will not be taken over the phone unless said person will arrive after

business hours, at which time a one-night temporary pass will be left at the Security Station; the lessee or authorized guest is required to complete registration at the Lakewood Registration Office the following day.

3.8. **Day Visitors.** Day passes for visitor vehicles will only be distributed to Lessee or authorized guests on their Family List. Proof of identification and vehicle license plate number are required for all guests. Visitors are not permitted when the campground is at full capacity.

3.9. **Other Occupants.** Any guest not on Lessee's Family List that is occupying or otherwise using a unit while the Owner is absent must provide written authorization from Lessee upon check-in and must register and pay one-half (1/2) the regular daily camping fee for each day of their stay.

ARTICLE II
CAMPING UNITS AND LOTS

1. Unit and Lot Guidelines

1.1 **Approval.** Existing and new units of ANY type to be placed on Lessee's lot require written approval by Lakewood as to type, appearance, construction, color, and design. Lakewood reserves the right in its absolute discretion to approve a unit, including solely based on aesthetics. Prior to approval, Lessee must provide Lakewood with a current and accurate photograph and specifications for the unit. All units must meet the requirements outlined in Section 5 of this article.

1.2 **Tip-Out Rooms**. Tip-out rooms by manufacturer are allowed, lot size permitting.

1.3 **Unit Size.** No unit may exceed forty (40) feet in length and twenty-two (22) feet in width (see Art. II, Sec. 2.3.4 below) under any circumstances. Exceptions for mobile home park lots 601-662, 500B-544, and as deemed by Lakewood.

1.4 **Site Location.** The exact location of the Unit or any improvements on each site will be at the sole discretion of Lakewood. Lakewood reserves the right to change the site dimensions and the location of improvements thereon as it deems appropriate.

1.5 Boats are not permitted on Lessee's lot without prior approval from management.

1.6 Flag Policy. Only approved flags may be displayed. These include:

- The official American flag
- State/province flags
- Military/police flags
- Sports team flags
- Seasonal yard signs or displays during Lakewood sanctioned events.

Promotional or political flags, banners, or yard signs are not allowed. Flags must not exceed 2ft x 2ft in size; golf car flags do not exceed 24' x 24' and must not impede the driver's view. No whip antennas or extended post-mounted flags are not permitted. Flags with vulgarity, offensive language, or inappropriate visuals (e.g., nudity, Confederate flags, swastikas, racial slurs, etc.) are not allowed. Management reserves the right to determine compliance with this policy.

2. Requirements

2.1 **Compliance.** All units must meet the minimum requirements of all applicable government regulations. Compliance is the sole responsibility of the Lessee.

2.2 **Skirting.** All units not constructed on stilts must be underpinned with white vinyl skirting.

2.3 **Decks.** Unless excepted by written approval, decks are required on all units and must be approved according to the following specifications:

2.3.1 Pursuant to Article IV of this document, Lessee is responsible for obtaining all necessary Horry County permits for construction of decks; specifications and proof of permits must be submitted to the Lakewood Properties Office and written approval obtained prior to construction.

2.3.2 Decks must be constructed by the owner of the unit or a builder pre-approved by Lakewood.

2.3.3 Decks must be constructed of treated lumber (natural wood or composite) and must be skirted with white vinyl siding to match the unit.

2.3.4 Deck width may not exceed twelve (12) feet; the combined width of the deck and unit may not exceed twenty-two (22) feet. Parking space and setback requirements must be honored (see Art. II, Sec. 2.8 below).

2.3.5 A railing must be constructed on the deck unless a screen room is to be installed; said screen room must be installed within two weeks of the completion of the remainder of the deck. Railing design must be compatible to the deck and comply with applicable building codes and requirements.

2.3.6 No appliances or otherwise "unsightly" items may be stored on the deck.

2.4 **Sheds.** Due to limited space at some sites, the use of a storage shed on all Annual Lease sites cannot be guaranteed. Space permitting, only ONE shed is allowed per site without written approval of Lakewood. All sheds must be pre-approved, and Lessee must be issued written approval by Lakewood prior to construction. Sheds must be no more than 6'x8' and either a Leonard manufactured shed or approved similar metal-sided shed. The shed color must match that of the unit. Sheds must not be placed within three (3) feet of a meter line. Sheds not matching the requirements herein are subject to removal from the resort. Lakewood may require removal of sheds within the 5' setback behind the unit at any time. Sheds removed for utility access may not be replaced without written approval. Noncompliant sheds will receive fourteen (14) days' notice to correct, after which Lessee will be subject to a $25.00 per day fine.

2.5 **Fences.** Fences are prohibited. A "fence" under this restriction is defined as a structure serving as an enclosure, barrier, or boundary typically consisting of posts or stakes joined together. Lessee will be fined $25.00 per day if a fence is not removed within fourteen (14) days after a warning is given. Fences that currently exist may be removed at the sole discretion of Lakewood.

2.6 **Driveway Posts and Chains.** Driveway posts and chains must follow the guidelines set forth hereafter and any additional guidelines set forth by the Annual Lease Office.

2.6.1 Lessee must contain written pre-approval from the Annual Lease office prior to installation.

2.6.2 Posts must be white, square, no taller than 36", and have a pyramid cap.

2.6.3 Chains must be white and attached to posts on both ends; chains must not be attached to trees, the unit, or other features and structures.

2.6.4 Upon warning of noncompliance, Lessee must remove or correct noncompliant posts or chains within fourteen (14) days, punishable by a $25.00 fine per day until corrected.

2.7 **Site Numbers.** Lessee must have site numbers posted on their site in a location easily visible from the roadway; the numbers must measure at least four (4) inches in height. Upon Lessee's failure to post site numbers, Lakewood will do so and impose a $50.00 fine.

2.8 **Parking and Setbacks.** Unit placement shall provide adequate provisions for required parking. All vehicles parked at Lessee's Lot must be completely off the right-of-way of the roadway. The minimum setback requirements for most lots are as follows, but are subject to variance depending on lot dimensions and determinable at Lakewood's discretion:

- Five (5) feet from rear assigned lot line.
- Ten (10) feet from front assigned lot line.
- Five (5) feet from porch/door assigned lot line.
- Two (2) feet from non-porch assigned lot line.

2.9 **Easements.** Lessee will provide to Lakewood an easement reflecting the setback guidelines outlined in Art. II, Sec. 2.8 of this document. In the event Lakewood or a representative of a utility or maintenance company require access to replace, repair, or maintain utility equipment, any personal property located within the easement may be removed at the Lessee's expense; Lakewood assumes NO responsibility for damage to property located within the easement/setback. Pre-existing non-compliant sites must be brought into compliance by the end of the lease year.

2.10 **Improvements.** Improvements to a lot that are valued at $500.00 or more must meet all current FEMA requirements and Horry County codes. Prior to the start of an improvement, the Lessee must obtain approval for all improvements from Lakewood Properties Annual Lease Office by completing a Permit Application with Lakewood Properties with proof of a Work Permit issued by Horry County (see Art. IV below).

2.11 **Lawns and Landscaping.** Lots must be kept clean and lawns mowed. Plants and bushes may not be placed near cable or power boxes. All trees on the Lot must be trimmed and maintained by Lessee, to include canopy or limbs originating on Lessee's site but overhanging adjoining sites. No tree shall be trimmed, cut, or removed without written permission of the Annual Lease Office. Lessees with lawns not properly maintained, as determined by Lakewood, will be given forty-eight (48) hours to bring the site into compliance after which the Lessee will be fined $50.00 per week until the violation is corrected. Lakewood will only mow lawns upon written request of the Lessee.

2.11.1 **Gravel and Rocks.** Landscaping rocks are permitted ONLY within enclosed flowerbeds; this restriction applies to the area underneath the unit. Units with noncompliant landscaping rocks or gravel in place prior to December 31, 2021 are not required to remove them but may not add additional rocks or gravel. Non-compliance will result in a warning after which the Lessee must remove or correct the violation within fourteen (14) days, after such time the Lessee will be fined $50.00 per week until the violation is corrected.

2.11.2 **Outdoor Carpet.** The only outdoor carpet approved by Lakewood is TrafficMaster Fescue Multipurpose Artificial Grass Carpet. Contact the Annual Lease Office for proper model number and information.

2.11.3 **Plants.** Because underground utilities are located throughout Lakewood, Lessor must be consulted prior to planting or digging of any kind on any Lot. All plants located on any Lot shall become the property of Lakewood. No plants can be removed when Lessee vacates the Lot. Vacant sites are not to be disturbed nor plants removed.

2.12 **Outdoor Furniture, Grills, Firepits.** All outdoor furniture, grills, firepits, and other personal property must be kept in good repair. No "unsightly" items may be stored outside the unit. All broken or damaged items or property must be removed and/or disposed of at Lessee's expense. Use of firepits must adhere to "burn bans" when in place.

2.13 **Pop-Up Tents.** Pop-up or other non-permanent tents are allowed only while the Lessee or guests are occupying the site and must otherwise be taken down and properly secured within the unit or shed.

2.14 **Clotheslines.** Only retractable or umbrella-style clotheslines are permitted on the lot and must be completely removed and stored when unused.

2.15 **Weather Preparedness.** In the event of a hurricane, flood, and/or other severe weather occurrence, the Lessee is responsible for ensuring their unit, fixtures, and any other personal property are properly secured and stored. After a severe weather event, Lessees may call Lakewood for inquiries regarding damage and local restrictions in place. The Lessee is solely responsible for evaluation and assessment of damage to their unit and personal property. Lakewood assumes no responsibility for any damage to units or personal property within the park due to acts of nature.

2.16 **Hot Tubs/Pools/Kiddie Pools.** With the exception of hot tubs approved in writing by Lakewood management prior to December 31, 2024, hot tubs and above-ground pools are NOT permitted inside Lakewood Camping Resort. Kiddie Pools must be emptied and stored when not in use. No portable hot tubs are permitted.

3. Utilities

3.1 **Water/Sewer**. Each Lot shall be separately metered for water and sewer usage; Lessee will be responsible for the payment of such utility charge on a monthly basis. During periods of low water pressure, Lakewood reserves the right to require conservation of water. Lessee has 30 days to pay balance due after which Lessee will be assessed $10.00 per day until the balance is made current.

3.2 **Cable Service.** The annual lease fee includes cable service for up to two (2) digital boxes. Lessee is responsible for any cable equipment acquired through the service provider.

3.3 **Garbage Collection.** The annual lease fee includes garbage collection. All Lessees have been provided with a trash container that must stay within the lot and may not be removed from Lakewood property. All refuse must be placed within closed and tied trash bags prior to placement within the container. Loose refuse within the container is prohibited. Furniture and appliances will not be picked up by Lakewood Sanitation employees and are the responsibility of the Lessee. Any refuse created by vendor services, such as yard maintenance and construction debris, must be removed by the vendor. Upon sale or transfer of a unit, the trash containers must be cleaned and remain on the lot. A Bulk Waste pickup may be requested by the Lessee for a variable fee; Bulk Waste left out without such request will be subject to a $100.00 fine.

ARTICLE III
SALE OF CAMPING UNITS IN LAKEWOOD CAMPING RESORT

1. **Listing and Sale.** The sale of a camping unit within Lakewood Camping Resort must be handled, listed, and sold ONLY through the Lakewood Properties Sales Office. "For Sale" signs placed on a lot or in a camping unit must be provided by Lakewood Properties. Lakewood Properties will facilitate and complete all paperwork, closing procedures, and payment. Without exception, a ten-percent (10%) fee will be applied for all units sold within the campground. On or before execution of sale or transfer, all annual lease car and golf cart decals must be returned to the Lakewood Properties Office. The closing of sale or transfer shall not take place more than fourteen (14) working days after completion of the sale agreement and payment of the 10% fee.

2. **Minimum Standards Compliance.** Prior to being listed for sale, a camping unit within the campground must comply with all current Lakewood and governmental standards as to appearance, construction quality, color, placement, and design. The Lessee is solely responsible for ensuring compliance with the aforementioned standards. The sales price of the unit must reflect only the resale value of the unit, not the location of the unit within the campground. Lakewood reserves the right to appraise a unit to be offered for sale within the campground and to approve or reject a proposed sale price. Lakewood reserves the right to prohibit the sale of any unit within the campground. All units must be inspected by the Lakewood Properties Sales Office prior to being listed for sale.

3. **Gift/Transfer.** All gifts or transfers of a unit are subject to a one-time Administrative Fee of $100.00 and a one-time Closing Cost Fee of $500.00.
   - 3.1. The Owner may gift or transfer the unit to a legal child or grandchild of the Owner for no additional fee if said child or grandchild is named on the title and listed on the current lease as such. No exceptions will be made.
   - 3.2. The Owner may give or transfer the unit to a sibling of the Owner with proof of relation and an additional base Transfer Fee of $1000.00. No exceptions will be made.
   - 3.3. The Owner may give or transfer the unit to any other relative, including in-laws, with proof of relation and an additional Commission Fee equal to 10% of the listed price of the unit. No exceptions will be made.
   - 3.4. ***Units unlisted on Lakewood's sales sheet will be charged a transfer fee of $5,000.00 or 10% of the sale price, whichever is lower. This section applies to gifts or transfers that would otherwise meet the criteria of Art. III Sec. 3 of this document.

4. **Termination and Approval of Leases.** Termination of the existing lease and creation of a new lease with the prospective purchaser may only occur upon final approval by Lakewood and the closing of sale of the unit. The sale of a camping unit within the campground does not automatically entitle the purchaser to a lease of the lot.

5. **Removal of Units from the Park.** An Exit Permit for removal of a unit from the park will not be granted by the Lakewood Properties Office until all accounts have been satisfied and the lot is cleared, cleaned, and returned to its original state.

6. **Replacement of Park Model or Mobile Home Unit.** Replacement of a unit requires written approval from Annual Lease management. Removal of the unit is subject to Art. IV Sec. 5 of this document. A $10,000.00 fee will be assessed. The new unit must comply with all Annual Lease requirements and all rules and regulations herein. Lessee is solely responsible for all ancillary costs, services, and duties incurred in replacing the unit, including any damage to Lakewood grounds or property.

7. **Replacement of Road-ready Unit.** Replacement of a Road-ready unit requires written approval from Annual Lease management. Removal of the unit is subject to Art. IV Sec. 5 of this document. A $3,000.00 fee will be assessed. The new unit must comply with all Annual Lease requirements and all rules and regulations herein. Lessee is solely responsible for all ancillary costs, services, and duties incurred in replacing the unit, including any damage to Lakewood grounds or property.

ARTICLE IV
WORK PERMITS

1. **Application.** Applications for any construction, reconstruction, modification, or addition of any kind to a lot or camping unit, to include parking areas and skirting, must be obtained and submitted through the Lakewood Annual Lease Office, regardless of the total cost or value thereof. Completed applications must be submitted at least two (2) weeks prior to commencement of work and include specifications and a detailed drawing that indicates the dimensions of the proposed construction. The Lessee must provide additional information as requested by Lakewood regarding the proposed project. Any approved work shall be done in strict accordance with the approved plans and specifications.

2. **Inspection.** An on-site inspection shall be performed before approval of the application for a work permit. A final on-site inspection shall take place upon completion and return of the work permit.

3. **Issuance.** Upon approval of an application for a work permit, the permit shall be issued by the Lakewood Annual Lease Office and must be conspicuously displayed on the lot or unit at all times between the commencement and completion of the work.

4. **Horry County Building Permits.** Improvements that cost more than $500.00 require a building permit from Horry County. The Lessee is solely responsible for obtaining county permits. Copies of Horry County permits must be submitted to the Lakewood Annual Lease Office before work may begin.

5. **Vendors.** Any permitted work must be completed by either the Lessee or a pre-approved vendor. A list of pre-approved vendors is located at the Lakewood Annual Lease Office, and written approval from the Lakewood Annual Lease Office must be obtained for work by unlisted vendors.

6. **Restrictions.** Any work commenced without proper permits and/or by unapproved vendors will be stopped and the violating Lessee ***FINED UP TO $20,000.00*** and their annual lease terminated at the discretion of Lakewood. Due to underground wiring, utilities, and pipelines throughout the resort, digging for any purpose is strictly prohibited without prior written approval from the Lakewood Annual Lease Office.

ARTICLE V
DECALS, VEHICLES, GOLF CARTS, AND TRAFFIC RULES

1. Vehicle Decals
   - 1.1. **Issuance.** Any registered vehicle on the property is required to display a decal. Lessee will be issued annual vehicle decals for up to five (5) vehicles at no charge. In no event will more decals be issued per site per year, regardless of the number of co-owners. Decals will be assigned to specific vehicles and are not transferable. Decals will be issued only to Owners providing proof of title to the unit at the time of issuance. Lakewood reserves the right to limit the number of vehicles permitted for each site. Unregistered or inoperable vehicles are not permitted within Lakewood, and all such vehicles will be towed at the Lessee and/or owner's expense. All passes shall remain the property of Lakewood and may be revoked at Lakewood's sole discretion.
   - 1.2. **Placement.** Decals must be permanently affixed to the left (driver's) side of the vehicle's windshield unless prohibited by law in the Lessee's state of residence. Proof of state law prohibiting the decal must be kept within the vehicle. Passes may not be taped, glued, or otherwise inappropriately attached to vehicles.
   - 1.3. **Removal and Replacement.** Upon the sale of a vehicle, the decal should be removed and returned to Lakewood for issuance of a replacement decal at no charge. Failure to return decals will result in a $50.00 fine. Upon event of confiscation of a decal by Lakewood Security, pursuant to Lakewood Camping Resort Rules and Regulations, the Lessee must purchase a replacement decal. Replacements for lost, stolen, or confiscated decals can be purchased for $50.00.
   - 1.4. **Guests.** RFID decals shall be issued to guests with vehicle decals. RFID decals unaccompanied by a vehicle decal will be cancelled immediately and privileges suspended.
   - 1.5. **Provisions.** Decals shall only be issued after (1) Lessee's signed, completed Annual Site Lease Agreement and Acknowledgement of the Rules and Regulation are filed with Lakewood; (2) Lessee's Annual lease is paid in full; (3) Lakewood receives proof of payment of property taxes for the unit on site; (4) Lakewood receives a copy of registration for all road-ready units; (5) Lakewood receives proof of valid insurance coverage for the vehicle; and (6) Lakewood receives vehicle requests accompanied by a photo of each vehicle receiving a decal.

2. Driving
   - 2.1. **Admission.** The annual decal authorizes Lakewood security and the Electronic RFID Gates to admit vehicles into the resort.
   - 2.2. **Restrictions.** Between the established quiet hours of 11 PM and 7 AM, driving within the resort is restricted ONLY to travel to and from Lessee's site. Vehicles must be operated at all times in accordance with South Carolina traffic law.
   - 2.3. **Speed Limit.** Unless otherwise posted, the speed limit in the resort is 10 MPH.

3. Parking
   - 3.1. **Designated Parking Areas.** Parking in the resort is only allowed in designated parking areas. No more than two vehicles shall be parked on a site at a time. Extra vehicles or large vehicles unable to comply with site parking requirements must be placed in overflow parking. Parking on streets or vacant lots in any area is strictly prohibited and will be subject to a $100.00 fine. Permission WILL NOT be granted for parking outside of designated areas.
   - 3.2. **Overflow Parking.** Overflow parking passes may be granted for a fee of $7.00 per day upon availability. Registration for overflow parking must be completed through the Lakewood Properties Office and requires proof of identification and a license plate number for the vehicle to be parked. Overflow parking availability is not guaranteed. Trailers, boats, trucks

and utility vehicles deemed unacceptable for parking within the resort will be issued an overflow pass and must be parked in the designated overflow parking area, subject to a $100.00 fine. Overflow parking is for short-term use only.

4. Motorcycles, Etc.
   - 4.1. **Restrictions.** No motorcycles, mopeds, mini-bikes, electric or gas-powered scooters, non-pedal-assisted electric bikes, three-wheeled ATVs, four-wheeled ATVs or NEVs may be driven in the resort without written approval.
   - 4.2. **Exceptions.** Motorcycles may be driven in the resort during specific park-authorized events wherein a special permit must be acquired from the Registration Office. No permanent decals will be issued for motorcycles or other vehicles restricted under this Section.
   - 4.3. **Parking and Storage.** Excepting events pursuant to Section 4.2 of this Article, all vehicles restricted in this Section of the Rules and Regulations must be trailered to a leased site or parked across from the Security building in a designated area.

5. Bicycles, Rollerblades, Skateboards
   - 5.1. **Restrictions.** Bicycles, Rollerblades, and Skateboards are permitted in the resort in all areas, with the exception of sidewalks, lakeside boardwalks, walkways, pool areas, within the Pavilion area, or any other public areas or walkways. Bicycles operated at night must be equipped with front and rear lights and pedal reflectors. No electric bicycles are allowed unless pedal-assisted.
   - 5.2. **Parking.** Bicycles parked in the public areas must be parked only in designated bicycle racks.

6. Golf Carts
   - 6.1. **Registration.** All golf carts must be registered with the Lakewood Annual Lease Office. A copy of the current Certificate of Insurance and a current Safety Inspection must be provided. Each Annual Lease may register and receive decals for up to two (2) golf carts, subject to space limitations. Decals must be affixed to a conspicuous location on the front of the golf cart. Golf carts without current decals will be considered unauthorized vehicles and confiscated. A picture of each registered golf cart is required.
   - 6.2. **Requirements.** Golf carts must be electric only, have adequate front and rear lights, be inspected annually for safety, and comply with all other requirements of the resort. All golf carts must maintain liability insurance of at least $100,000 while operating within Lakewood. All golf cart operators must be in immediate possession of a valid driver's license. Lakewood has a zero-tolerance policy for non-licensed and underage drivers, and violators' golf cart stickers will be suspended.
   - 6.3. **Restrictions.** Any restrictions on a driver's license are valid within Lakewood, i.e. suspensions, eyewear requirements, operating hours. Golf carts may only be parked in designated areas. Rental of golf carts to others is strictly prohibited and will result in confiscation of golf cart decals. Golf carts are not to be operated between the hours of 11 PM and 7 AM. Lakewood may issue traffic citations for violations of rules, with fines assessed as set by Lakewood. Fines may be assessed for curfew violations ($75.00), offensive/crude music ($50.00), dangerous/reckless driving ($100.00), use of water guns/balloons from a golf cart ($75.00), or any other violation ($75.00). A second violation of any of the preceding will result in suspension of the golf cart decal, and fines must be paid before renewal of a lease. Habitual violations may result in the revocation or suspension of all golf cart privileges and termination of the Annual Lease.
   - 6.4. **Decal Suspension.** Upon confiscation and suspension of a golf cart decal, all golf cart privileges for that decal will be revoked for no less than three (3) months. The suspension applies to new or replacement carts while in effect. Reinstatement of privileges after the revocation period is subject to a $500.00 Reinstatement Fee.

7. Violations
   - 7.1. **Enforcement.** All vehicle, golf cart, and traffic laws and rules must be obeyed in the resort and may be enforced by Lakewood Management, Security, or any other duly empowered law enforcement agency or officer as Lakewood deems necessary. Lakewood may issue traffic citations for violations of these rules, with fines assessed as set by Lakewood. Violation of the resort's vehicle rules or local laws will also be grounds to confiscate and/or suspend a vehicle decal and issue a transient pass with its restrictions. Continued violations may result in termination of Annual Lease.

ARTICLE VI
MISCELLANEOUS USE RESTRICTIONS

1. Danger and Nuisance
   - 1.1. **Offensive or Dangerous Activity.** No rude or offensive activity shall be carried out upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to the resort. No loud music from golf carts, autos, or homes at any time. The discharge of fireworks and/or firearms is strictly prohibited within Lakewood, including the beach area. There shall not be maintained any plants, poultry, livestock or animals (other than authorized household pets), devices, or things of any sort, the normal use, activities, or existence of which is in any way rude, dangerous, unsightly, unpleasant, or of any nature as may diminish or destroy the enjoyment of other property in the resort. Fines and evictions are at the sole discretion of the Annual Lease Department.
   - 1.2. **Alcohol.** Lakewood is a family-oriented establishment; the consumption of alcoholic beverages within Lakewood is prohibited.

2. Unlawful Use
   2.1. No immoral, improper, offensive, or unlawful use shall be made of the property of the resort nor any part thereof; all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction thereof shall be observed.

3. Maintenance and Repair
   3.1. Each Lessee shall maintain and repair his/her property and maintain same in a neat and attractive manner. No Lessee shall allow his property to jeopardize or adversely affect the overall appearance, safety, and soundness of the entire properties. Lakewood reserves the right to effect clean-up of Lots that fail to maintain standards of regular upkeep and maintenance, at Lessee's expense. In the event any camping unit, deck, shed, or other improvement on the lot is extensively damaged by fire or other casualty, the Owner thereof shall be required to repair such damage or clear the lot within a reasonable period of time. Storage units that are old, rusted, or in poor repair must be removed. Lakewood may at any time request Lessees remove sheds or other properties and features within the 5' area behind the unit. If a shed is removed for infringement upon utility lines, the shed may not be returned to the original location, but must be subjected to re-approval by Lakewood. The responsibility of meeting the requirements of governmental bodies which require maintenance, modifications, or repairs shall be the same as the responsibilities for maintenance and repair of the property concerned.

4. Animals.
   4.1. No pets or animals of any kind shall be allowed within Lakewood unless first registered with and approved by Lakewood. No more than two (2) pets are allowed per site on a full-time basis unless approved by Lakewood management. Only non-aggressive pets of no larger than medium size, as determined at Lakewood's sole discretion, are allowed. The following breeds of dogs are not allowed in the park in any size: Pit Bulls, Rottweilers, Doberman Pinschers, Akitas, Chow Chows, and Dalmatians. All pets must be leashed at all times when outdoors. "Outdoor" cats are prohibited. Feeding outdoor feral cats is also prohibited. Pets cannot be housed outside or left outside unsupervised. Pets are not allowed in any public building of the resort nor on the beach between Memorial Day and Labor Day. Complaints regarding a pet or owner, which includes but are not limited to, continuous barking, aggression, biting, or failure to clean may result in the pet being barred from the park. All pets must have updated vaccination records; Lakewood reserves the right to request production of such records at any time. Removal of animals from the park is at the sole discretion of Lakewood. The breeding of animals for sale or otherwise is strictly prohibited within Lakewood Camping Resort.

ARTICLE VII
ENFORCEMENT, LIABILITY, WAIVER, AMENDMENT

1. Enforcement
   1.1. **Termination of Lease.** In the event of improper conduct as determined by Lakewood, or for violation of any of these Rules as they may be amended from time to time, or for default by Lessee, Lakewood may terminate the Annual Lease and require Lessee vacate the resort. If Lessee fails to pay any fines due as a result of a violation, Lakewood reserves the right to refuse to renew the Lease.
   1.2. **Violation and Notice.** Any violation of a provision of the Rules and Regulations which is not corrected within fifteen (15) days of notice of such violation from Lakewood to Lessee shall entitle Lakewood to terminate Lessee's Annual Lease Agreement and/or require the violators to leave Lakewood Camping Resort. Notice shall be deemed given upon delivery in hand or deposited in the mail by registered or certified letter.
   1.3. **Jurisdiction and Venue.** The Rules and Lease shall be enforced under and in connection with the laws of the state of South Carolina. Time is of the essence under these Rules. All parties voluntarily submit to the jurisdiction of the courts of general jurisdiction, including Summary Court, in Horry County, South Carolina and agree that the venue in all cases brought by or against Lakewood shall be in Horry County.
   1.4. **Recovery and Remedies.** Lakewood shall be entitled to all remedies at law and equity, as well as those set forth in the Lease; additionally, Lakewood shall be entitled to recover all costs of enforcement, including reasonable attorney's fees.

2. Liability
   2.1. Lakewood shall not be liable or responsible for fire, theft, loss, or damages of any kind to any camping unit, vehicle, or other personal property of Lessee. Neither shall Lakewood be liable nor responsible for personal injuries to any person on the premises. By signing hereunder, Lessee specifically releases Lakewood, its employees, and its agents of all responsibility and liability for such damages or losses and further shall hold Lakewood harmless and indemnify it for the aforesaid where applicable during the Lease.

3. Waiver
   3.1. Lakewood retains the right, at its sole discretion, to waive, in writing, any one or more of these Rules and Regulations with respect to one or more Lessees and other individuals. Waiver of any rule or right shall not be deemed a waiver of any other rule or right unless expressly stated therein, nor shall a waiver on behalf of any specified individual be deemed a waiver for any unspecified individuals. In addition, the failure of Lakewood to enforce any provision of these Rules and

Regulations in particular circumstance shall not constitute a waiver of such provisions nor shall it estop Lakewood from enforcing such provisions at a later time or under other circumstances.

4. Amendment
   4.1. These Rules may be amended at any time by Lakewood, and every effort will be made to mail any change to Lessee at the address provided to Lakewood; however, posting the amendment in the campground office, and/or printing the amendment in the "Lakewood Map" distributed by Lakewood, and/or posting on any/all Lakewood Camping Resort social media account will deem the amendment in immediate full effect.

Acknowledgement and Acceptance

The undersigned LESSEE of an annual site in Lakewood Camping Resort, Inc. hereby acknowledges receipt of a copy of the current Rules and Regulations for Lakewood Camping Resort and accepts and agrees to abide by its provisions throughout the term of the Lease.

Dated the day and year written below.

DATED:_____

LOT#: {{Site_No}}

_____	_____
SIGNATURE OF LESSEE	SIGNATURE OF LESSEE
_____	_____
Print Name	Print Name
Address:	Address:
_____	_____
_____	_____
_____	_____
Phone #:_____	Phone #:_____