

Community Services Associates, Inc.
Sea Pines Community Standards Rules and Regulations

Adopted May 25, 2021
Amended September 22, 2026

PART I. INTRODUCTION

A. PURPOSE

The purpose of these Community Standards Rules and Regulations is to promote aesthetic excellence of all Residential Property within Sea Pines, to encourage mutual respect among all Residential Property Owners and Tenants, and to foster standards which will maintain Sea Pines as the premier community on Hilton Head Island. These Community Standards Rules and Regulations may be enforced by staff of Sea Pines Community Services Associates, Inc. and compliance will maintain Sea Pines’ high standards of excellence in the community.

B. DEFINITIONS AND ACRONYMS

Sea Pines Architectural Review Board (“ARB”)

Sea Pines Architectural Review Board Guidelines (“ARB Guidelines”)

Sea Pines Property Owners Association (SPPOA)

Sea Pines Community Services Associates, Inc. (“Sea Pines CSA”)

Development. Any external new construction, additions, alterations, signage, and/or renovation of existing structure and/or appurtenances including, but not limited to, installation or modification of propane tanks, satellite dishes, playhouses, gazebos/pergolas, and pools; repainting (even with the same colors); fence installation; driveway repair/replacement; reroofing (even with the same colors); window/door/garage door replacement (even with same style or color).

Fines Schedule. A listing of monetary fines that may be used as enforcement action for violating these Community Standards Rules and Regulations.

Identified Property. A Residential Property judged by the Community Standards Officer to be in violation of the Community Standards Rules and Regulations.

Community Standards Rules and Regulations ("Community Standards Rules and Regulations"). The Rules and Regulations pertaining to Residential Property Community Standards management contained herein.

Community Standards Violation ("Community Standards Violation"). A condition that fails to conform to the Community Standards Rules and Regulations.

Community Standards Violation Appeal ("Community Standards Appeal"). A written plea by the Owner to the Sea Pines CSA President challenging the validity of the Community Standards Violation.

Community Standards Violation Notice ("Community Standards Violation Notice"). A written notification to the Owner by the Community Standards Officer describing the Community Standards Violation(s), specifying a deadline for violation resolution, and stating the fine enforcement action. Such notices are also referred to as the "Initial Notice", the "Second Notice", and so forth.

Community Standards Violation Resolution Date ("Violation Resolution Date"). The official date a Community Standards Violation is deemed resolved by the Community Standards Officer, as verified by Property inspection.

Community Standards Violation Resolution Notice ("Violation Resolution Notice"). A written notification to the Owner by the Community Standards Officer documenting the full remediation of the Community Standards Violation.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. m (p. 1): Blanket ban, sub-1-meter size cap, or prior approval requirement on satellite dishes or antennas is preempted by federal FCC OTARD regulations.

Statutory / Legal Reference: 47 C.F.R. § 1.4000 (FCC OTARD Rule)

Statutory Comparison: The FCC Over-the-Air Reception Devices rule (47 C.F.R. § 1.4000, as expanded by the 2021 OTARD Report and Order, FCC 21-10) preempts community association restrictions that prohibit, charge application fees for, require prior architectural approval for, or impose sub-1-meter (39.37-inch) diameter caps on the installation, maintenance, or use of television broadcast antennas, direct-broadcast satellite dishes 1 meter or less in diameter, and fixed wireless broadband antennas (including hub and relay antennas) situated on property within the exclusive use or control of the owner/tenant.

CURRENT WORDING IN DOCUMENT:

satellite dishes, playhouses, gazebos/pergolas, and pools; repainting (even with the same colors); fence installation; driveway repair/replacement; reroofing (even with the same colors); window/door/garage door replacement (even with same style or color).

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna, fixed wireless broadband hub/relay device, or satellite dish of one meter (39.37 inches) or less in diameter within areas under the owner's or occupant's exclusive use or control, in accordance with FCC OTARD regulations (47 C.F.R. § 1.4000).

ISSUE #1