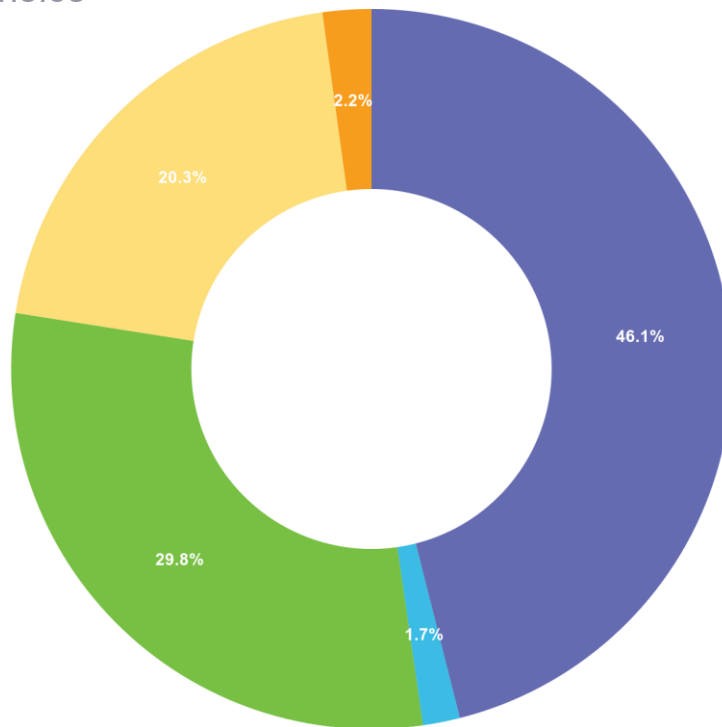


Sea Pines POA Community Standards Survey Comments

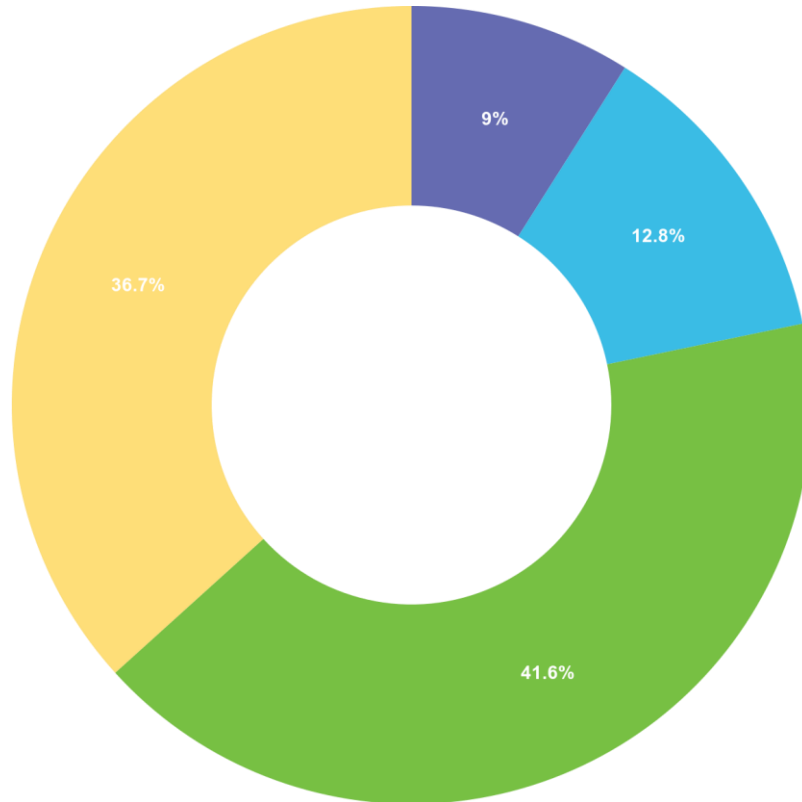
Q1 How do you use your property in Sea Pines?
Multiple Choice



| Choice | Totals |
|-----------------------------|--------|
| Primary home (no rental) | 444 |
| Primary home (and rental) | 16 |
| Secondary home (no rental) | 287 |
| Secondary home (and rental) | 196 |
| Rental property only | 21 |

Responses 973 Answered 964 Unanswered 9

Q2 How satisfied are you with the community standards in Sea Pines?
Multiple Choice



| | Choice | Totals |
|---|------------------------|---------------|
| ● | Extremely dissatisfied | 85 |
| ● | Somewhat dissatisfied | 121 |
| ● | Somewhat satisfied | 394 |
| ● | Extremely satisfied | 348 |

Responses 973 **Answered** 948 **Unanswered** 25

Q2 Comments

We are not here often enough to complain. I do wish all members of our family could get car stickers so they wouldn't have to go to the center when they come down....we have 3 sons and each of them are married so it would be 6 more stickers!

"Mostly on security and rules, don't think anyone should be allowed in SP at 10am without showing proof of ownership in SP, don't think Uber/Lift drivers should be able to access SP without guest showing proof of ownership.

Way too many electric bikes/scooters/hoverboards flying around in SP"

CSA and ARB appear to be inconsistent in interpreting and enforcing the standards. It does seem that some of the better maintained properties get nuisance emails regarding mulch in the beds etc. when there are glaring examples of homes that don't do any maintenance whatsoever to their homes. It can be frustrating.

We have owned a home here since 2012 and finally moved here permanently 3 years ago. We enjoy living here but are concerned with number of homes becoming short term rentals and traffic caused by them
Seems unevenly administered

Not sure what the community standards are?

Wonderful place to have a second home. Only minor improvements could be achieved

Standards seem arbitrary and enforcement seems random
Mostly do a good job but I hear, have not experienced, that they can be overly aggressive in issuing warnings/citations

There are too many houses being built for the sole purpose of short term rentals. This degrades the neighborhood feel of Sea Pines.
It's pretty well organized to keep people from doing anything extreme with their property.
Please enforce e bike laws.

Work hours for contractors is not satisfactory. The standards and the board value opinions of full time residents less than renters and contractors. We don't need contractors working 12 hours a day -6 days a week. We also need better noise ordinances.
Not consistently upheld. Landscaping not around house. Trees heaving drives. Colors on doors purple and orange

We love our home and community. We feel the standards in Sea Pines are very high. We do hope that the colors approved for painting remain neutral(not a fan of what they did in Harbor Town), and that speed limits are a bit more controlled. We would love a bike path on Calibogue Cay Road - dangerous to walk at times.

everything looks good

Too many rentals
My understanding is the ARB is not responsible to the CSA Board. If true that can lead to standards not aligned with the wishes of the elected representatives of Sea Pines

No complaints at all.

We have a neighbor that completely ignores the standards. I know CSA has notified him of his violations, but there must be a way to get him to comply.

The standards are good. I'm not sure enforcing them are consistent.

enforcement seems on occasion to be slow

CSA does not maintain their own properties to these stds. Why shouldn't CSA be exempted?

Most stds appear to apply only to residential properties, yet CSA properties are often even more visible to the masses. Let's fix that disconnect.

certain aesthetic restrictions and other rules infringe on property rights. It should not be so difficult to make simple changes to ones landscaping or house appearance.

"There are homes that have had Port-a-johns in the front yard for more than a year. It's ugly. If the work has been suspended, the toilet needs to be hauled away.

On the other hand, sometimes the compliance officer is overly aggressive in citing homeowners for trivial issues. "

I think the prices and fees are becoming ridiculous every time you turn around there is another fee

Sea Pines always looks beautiful, natural and well maintained. My only complaint is the size of new homes being built. They're often overshadow their smaller neighbors and take up too much of the lot, leaving little vegetation and lawn space.

Over zealous on ground cover

very responsive

While I appreciate a set of standards to help keep the community looking good, I do feel that some of the regulations may go farther in restricting property owners' desires than I would like.

I need to read them first to say, but from experience with coming to Sea Pines for over 30 years, owning for 8 years and living here for 1.5 years it seems as if sea pines tries to maintain and preserve the standard it was founded on.

Popped up out of nowhere. unequal enforcement. Unwilling to listen to problems. I was fined \$100 for an infraction that I was unable to handle because I was recovering in another state from a life threatening disease. A 33 year resident of Sea Pines and no one would listen.

The level of effort and commitment to maintaining the beauty and services in Sea Pines is impressive

The standards need more flexibility while still retaining the character of Sea Pines

Why no E bikes. I was told by security they make to much noise. Not true. I believe it is because bike rentals may go down.

Maintenance and Sea Pines services (CSA, security, etc) are excellent. I find Sea Pines personnel and employees friendly and helpful.

Was awesome prior to Covid. Now we have "work from home" millennials who drive too fast, leave trash, obnoxious on golf course. Thank goodness for quiet beach walks!

I'm appreciative of the standards that prevent new homeowners from changing the character of Sea Pines.

Way too many signs, directions and rules with no enforcement(e-bikes)

Very satisfied, but rentals may be getting "out of hand."

Capacity of rental homes should be restricted

Standards generally are fine and in line with what I would expect for a quality gated community. Taken as a whole, there is some dissatisfaction given my perception that the standards are not uniformly enforced (for whatever reason) throughout ALL of our community. And some dissatisfaction with the standards straying a bit from the vision of Sea Pines imagined by Charles Fraser.

It's a beautiful community and well maintained almost without exception.

you guys do a great job...

I like that Sea Pines is a high end community with high standards so that everyone keeps their properties nice.

I like that I don't have to deal with loud motorcycles in my neighborhood, etc but I think some of the rules are silly and go too far. Also many are not family friendly

I believe the standards are appropriate for maintaining property values and comfortable living.

ARB rules standards have been cobbled together over the years so are incomplete, inconsistent and seem to be enforced arbitrarily.

I don't often see properties in disrepair

Supportive of standards and maintaining / enforcing them ...but with some reasonable degree of practicality

But some solution to loud blower noise is an issue for us and a solution would enhance quality of life further. Maybe divide Sea Pines into five zones and all landscapers work on one zone per week.

I think there are more issues that need addressing.

We have struggled with the house across the street from us being under construction (renovation) for well over two years. Absentee owner and the construction company would be absent for months at a time - the landscaping grew so bad that CSA finally forced them to comply. Terrible eye soar for a lengthy time period!

Inconsistent implementation in villa associations

I am worried about the number of short term rentals but I do understand our covenants do not allow changes to the situation.

Unsure what 'community standards' represents. Are these documented somewhere in an easy-to-read format?

When We built our house we had neighbors now we have hotels that only need signs with flashing arrows indicating vacancy or no vacancy.

The standards patrol needs to give people a chance to put away their items when they come back from the beach and it's drying off. If left outside for more than 2 hours than it could be reportable.

A neighbor wants to put a pool in their front yard which obviously requires variances. We had all the immediate neighbors write a letter stating our negative thoughts that was prompted by the ARB. It went on deaf ears and it appears they are going to go through with this eyesore

project. Maintaining the quaintness of the Deer Run neighborhood is being destroyed by the non enforcement and disregard of the policies set forth by the ARB.

We are a resort, vacation community and at times the standards can be too restrictive. Weekly renters here on vacation are going to sometimes leave beach gear in the driveway while they're having lunch or leave bikes in the driveway. These should not be violations requiring a letter from CSA to the owner demanding immediate response.

I'm in favor of community standards as a general matter, but I don't understand the obsession with "ground cover." I don't think it looks any better than the soil underneath and it seems very time there's heavy rain I get a notice that my ground cover was washed away.

"The Community Standards are consistent with the ""past""". My only disagreement is how we do NOT SEEM to realize that what the SEA PINES RESORT COMPANY wants to do, build and update, my fellow residents do not seem to realize the wisdom of the RESORT COMPANY.....very narrow minded residents that do not understand how what is beneficial for the RESORT COMPANY will also benefit the residents in most of the time....ie Sea Pines Beach Club, Harbour Town Golf Club House etc"

Sea Pines looks great. My only concern is abundance of renters and too many electric bikes. gas blowers must be banned and fence for golf tournament is low class

I find the standards confusing and the enforcement random. When Sea Pines does enforce a standard, even the first approach is hostile.

Sometimes hard to interpret and arbitrary. However, for those that are renting, rules need to be clearly delivered to the renters.

"On a macro level standards are helpful to ensure consistency within our community. This is one of the most exclusive neighborhoods in the country so standards are a good reminder that compliance is important.

On a micro level (at times) potential violations and actual violations seem to focused on relatively minor items.

The attainment of perfection is expensive and can be an inefficient use of time and resources.

Is there a common belief among the stakeholders that Sea Pines has degraded? How have the standards enabled quality of the appearance and maintenance of a home? If so, is it a one off or rather concentrated in a certain area of Sea Pines? Are we establishing committees and processes for relatively a minor issue? "

well managed maintenance and controlled growth of real estate. Visible presence of security and control of speed limits which is essential for pedestrian and biker safety.

I think the standards are appropriate. Enforcement is generally good. Sometimes too little. Sometimes too much

CSA seems to take a long time to address and fine long time problems.

"We need to know those of us who have our permanent, private, non-rental home based on the enjoyment of our senior years are protected by enforced standards."

On Stoney Creek Road, near the intersection of Lighthouse Road, some type of structure that prevents trucks/cars from driving onto the grass is needed. There are frequently unsightly ruts

in the grass that are not in keeping with the standards/beauty of Sea Pines. At the very least, some attractive signage to stay off the grass could be helpful.

Very well run, maintained and cared for. Clean and picturesque with high quality of maintenance for residences and property upkeep and trails and roadways.

I feel that many actions that are taken are done with renters or those who rent their homes in mind without much consideration to those of us who live here full-time and do not rent.

Standards are not clear

Overall, satisfied. I would like to see changes to allow battery-assisted bikes. (Not fully motorized e-bikes). These types of bikes allow older riders to be more comfortable without creating additional safety concerns.

We have standards that seem to not be enforced evenly. For instance there are several homes along Plantation Drive who have a roof full of pine needles and debris. Also I can see two of my neighbor's bare air conditioning units with no screening from my home and it just bugs me. My outdoor units are in my service yard, never seen by anyone but me. Why the double standard? I would never tattle on my neighbors, but shouldn't have to report it. They are all visible from the roadway, and my driveway, and from inside my house.

Overall Sea Pines is outstanding. However standards tend to be inconsistent at times and sometimes seem very interest group driven, e. g. contractors, realtors, etc. We can do a better job of prioritizing the focus and communication of persistent problems and violations.

Like most of the standards but some of the enforcement has been either overkill or not enforced at all. Some standards are a little ridiculous while most help maintain a pleasant living environment.

Seems the standards are not consistently applied or enforced
The majority of the properties look great but there are properties that are left in a disrepair looking state for their yards and home maintenance. And maybe the homeowner has rec'd warnings but it doesn't appear so because it's been like that for a few years.

Arb is crazy with money. They charge way to much

There is no true enforcement of the issues. All you hear is that is the best we can do or we are working on it however nothing ever happens.
Sometimes too petty.

There are a couple of homes on our street that don't appear to be up to par and have not seen any improvements for months

"Two homes are in violation for a number of years and nothing has improved.
While there are fines, there does not seem to be any further action taken by CSA to force these properties to make changes to come up with the published standards.
the standard for leaf blowers is vague concerning the noise limit and how those who continue to use gas powered blowers should be reported."

I think the community for the most part looks better than ever

I think the community maintenance for the public spaces is outstanding and I think the covenants keep the properties at a high level.

There are homes that are not in compliance with ARB standards but appear to go unchecked. The roads, drainage and landscape efforts are all quite good.

I like the idea of standards, it's one reason we chose Sea Pines. However, the standards and their enforcement have room for improvement.
well maintained environment given the magnitude of visitors we have coming into our community

A bit "over the top"

Resort owners do a very good job, but Sea Pines is overrun with tourists and day people. I know we make a lot of money from gate receipts but may be time to rethink that.
VRBO's/Short term/weekly rentals also produce too many tourists - something needs to curb the influx. SP becoming less desirable for those who live full time or 6 months of the year. Believe rental fees should be higher

We have no concerns where we live, in Harbour Town.

Club Course should not have short term rentals

Rules are subjectively enforced. Roadside barriers. Bright lights at night. Insufficient landscaping. STR bikes strewn across front yards. I have known the Community Standards Officers to "pick on" people whose infractions are minor and drive right by egregious infractions. Not all complaints are addressed in accord with to our rules and enforcement mechanisms.

Although the standards seem rigid at times, I think they are very effective at maintaining a pleasing appearance for the community and maintaining/enhancing property values.

I have no complaints

Though I agree with the capital improvement assessment we passed a few years ago, I now struggle to pay the annual \$2,065

I've been cited twice, once for algae on wood (true, fixed it) and once saying the concrete driveway needed power washing (really?). I paid \$150 for power washing and it doesn't look all that much better after a few months. Didn't think it should have been cited.

Generally good. Two issues...some new homes being built are too over-sized (look like B & B's). Second, excess speeding on South Sea Pines drive, especially between South Beach Lane and the Salty Dog.

Hard to answer that without a clear statement as to what is meant by "community standards"

People do a nice job of taking care off their property.

There are always a handful of homes that look unkempt or as if they were in the third world. From my experience in reporting one of these, not much is done

Updated Sea Pines drive is done poorly, not long term reliable, and potentially unsafe. Embedded sea shells are falling out, the road is too narrow for large trucks, and palm trees in the middle of the road are unsafe. Palm trees are designed to shed their branches in high winds and have a small and weak root system. They should never be installed in the middle of a road.

Starting to get annoyed with the massive tourist influx and Sea Pines Resort's lack of financial contribution (free gate passes for all their rentals)
CSA is very responsive when needed. Feels very safe. All infrastructure improvements add to wonderful sea pines community.

The infrastructure of Sea Pines certainly needed to be addressed. The fact that the CSA Board decided to not do it the right way which caused delays and imposed legal fees as an added cost was disheartening as was the elimination of the sunset clause in the original proposal.
Glad to see the CSA is enforcing the regulations.

Would like to see more control over large rental properties. Along with increased traffic and noise am concerned about the impact on infrastructure within Sea Pines.

Wonderful place!

Sea Pines is a beautiful community and we have no complaints.

There seems to be lapses in what is acceptable and not. There needs to be continuity. They get too picky at times.

Would like fewer rentals

The standards are relatively strict, but as a result the community is quite consistent.

It's important to have and maintain reasonable standards to maintain the tremendous appearance of Sea Pines. However, some standards seem to be a bit excessive. Enforcement at times seems to be pick and choose, rather than an equal application of the rules

The lagoon next to our house always gathers trash (at 6 Otter Rd). This trash supposedly comes from people discarding their trash at Publix then it finds its way to our lagoon. We have previously made this known to Maintenance and they cleaned it monthly but since work began on our road, the trash has piled up.

I don't feel the owners are all invested in our community as much as they had been in the past as absentee owners / investors have had a negative impact on our community. I can go around every day and spot things not being enforced!!!!!! What are these 'inspectors' actually doing?????????

Improve enforcement of property upkeep, especially short term rental homes and absentee owners. Enforce parking requirement for vehicles to be on hard scape and not parked in yards.

Apparently, the ARB now allows anything that people want to build weather on an undeveloped lot or on one where they have demolished the home that existed on the lot prior to their purchase regardless of the condition of the existing home. Many trees are also being allowed to be taken down on lots to permit the new owners to build much larger homes even when the trees that are destroyed are very mature trees and previously were protected from being destroyed. This failure to limit this behavior is ruining the ambiance of Sea Pines and should not be allowed to continue.

They appear to ignore numerous houses that are not in compliance with the standards on the major roads where most people can see the issues. Leaves on roofs that have never been clean, mailboxes that are dirty and mailbox posts with peeling paint

I think they do a good job, but too good sometimes...I think they are nitpicking things, like when the garbage people leave the garbage in the driveway and you haven't gotten a chance to put in yard because you weren't home. There have been several instances where things have been outside for 30 min or less due to cleaning, moving etc and I have received a violation . They have been quick to agree it was resolved, but it's kind of annoying. To many short term rentals that homes or like mini hotels -- There has been a big increase in trees being removed and that is what has always been a limitation of approvals to do so. The Resort has been the leader in beautification and we should support them in all aspects of improvements.

Standards do seem to be enforced inconsistently at times.

I do wish more attention and penalties or fines would be given to some of the homes that sit empty and almost look abandoned. Things have gotten a lot better since Covid and several of these have been sold and renovated. Best thing to come from Covid!

Very little warrants "extreme"....good or bad

I support some but not all.

Not all rules are followed or enforced by all

I respect the continuity of atmosphere in my community.

I have no issues

Standards good, gate identification system needs improvement. Time to fix beach paths post recent storms has been excessive.

Some of the rules (like parking only on hardscape) only apply to rental properties and not to owners' properties. So you will see properties next to each other where it is okay for one to park cars on the mulch, but the other one could be fined for doing the same thing.

Gas powered Leaf blowers? Disagree with the delay of eliminating them

Expectations are high and the community looks good.

There seems to be much inconsistency. For example, property owners receiving notices about they need to replace mulch/pine straw, when other houses in the neighborhood are literally rundown and dilapidated.

In the 60 years that I've been coming to Hilton Head the standards by which Sea Pines is run are exceptional and the main reason why it is still the preeminent Family beach destination in the Nation.

Great place to live and would like to maintain the high standards that Sea Pines currently offers.

I hate to think what Sea Pines would look like and how it would be to live here without the standards. To a large extent SP is what it is because of the standards.

"Although the I appreciate the restrictions and natural changes to the sand dunes between residential and ocean, I feel the sand dunes must be maintained such that the views from the

properties should still be maintained. The original views are being blocked by new bushes and the many invasive species of vines covering the palms and pines.

The recent updates and improvements on the roads and bike paths have been disruptive, but I think the final outcome will be worth the inconveniences. "

A lot of the homes do not maintain their landscaping, as allowing vines and weeds to overtake their property

I am continue to be impressed with this community

your survey does not allow me to select satisfied

The standards are applied differently at times. Also, the land management enforcement is too aggressive. Letters say you only have 10 days to fix any problem or fines start. Most companies cannot even get you on their schedule to fix a problem in that time frame. The fines seem to be the same no matter what the issue is.

OK to have standards but clearly no consistency in approving and enforcing them

There seems to be a lot of inconsistency in board approval of home improvements... especially when it comes to fencing.

Standards are good, enforcement not as much

I appreciate the standards. However, there seems to be inconsistent application. Some minor issues are cited while others are ignored.

Disappointed that the architectural standards of the ARB have slipped over recent years. For instance white trim and light siding seem to now be allowed. Above all why do we have a pastel blue house in a prominent position on a golf course? Approval suggests the close attention that made Sea Pines so special has slipped.

Generally the standards are good but occasionally the ARB gets off the reservation such as allowing light blue color on a residence or condo

I want to maintain our beautiful community.

It seems like enforcement is very inconsistent and subjective.

Very nice community

Too many rentals - A vacation Plantation now

I like it the way it used to be. And maybe I'm focusing on the ARB, but items are being approved that wouldn't have been approved 5 or 10 years ago.

Too many picky rules and violations. Things such as cracked driveways, bikes not in a rack around the house, muddy mailboxes after a storm, and pine cones on the roof , to name a few.

The standards are not the problem, compliance is, specifically related to the installation and maintenance of lawns. I also believe that the common grassed areas are not up to the stated standards.

Sometimes the trucks from construction of nearby houses park on or drive over my yard.

Uneven enforcement. Too much tree removal allowed.

neutral

I'm not sure I love the predatory nature of the added officers and the glee shown at last fall's CSA meeting regarding the increased revenue coming in due to fines. (Same goes for all the speed traps). Altho I've not gotten a fine or a citation, it's giving overkill vibes.

I feel some houses are not kept up to standards in upkeep and landscaping

There is always room for improvement

I would like to see more impressive holiday decorations at the gatehouses. Other plantations are far more festive.

I was and still am somewhat disappointed that my landline wiring was cut at the onset of replacing water pipes before checking with Hargray and flagging the road before digging. This became an issue between Hargray & Sea Pines with no resolution but to say they want to have a 5 Star resort and eliminate old tech. Now I am paying the same ligand line price for a computer "phone" with maybe an hour backup battery.

Many homes both full-time & rental have extremely bright spot lights on the front and back of their homes that stay on after 10pm at night, and sometimes on 24/7 if nobody is there. These lights have a tendency to glow into surrounding homes in the middle of the night. I understand the need for outdoor lighting, especially for renters who arrive at night, but the lights should be either motion detected so they turn off or have proper signage inside the home to inform renters that outdoor lights need to be turned off at 10pm.

I feel like community standards have been enforced in a way that benefits us & the community. It feels like they are tweaking small details to make SP better

They ensure Sea Pines continues to look like Sea Pines

"The road re-paving was a necessary task. I am surprised however at the quality of the re-paving. It is not the smooth pumpless outcome that I would have expected! The additions in the South Beach area are very nice, but I noticed that the lights on the South Beach sign did not work when I was there in December!"

I like the standards but feel they are too quickly penalizing owners for infractions that are usually resolved on their own within 24 hours

We think it is a waste of money and resources. The standards appear to be unevenly enforced and too petty. We live in a forest and it appears that the community standards wants to negate that fact. Our yards should be able to appear natural. It appears that the hiring of all the "reporters" has caused them to justify their jobs by issuing "tickets" for petty and normal occurrences. Also, what the "resort" does to their property seems to always be approved or is it even looked at? (ie the paving and stones laid next to the fire station- behind the pond and Greenwood Forest neighborhood)

Obviously the community is in great shape and standards are part of that

Over 25 years of ownership, the quality of life in Sea Pines has exceeded our expectations Safety of our home has been very good, but way too many visitors are allowed in.

I think we have a lot of rules but little enforcement.

Flagrant violators are not forced to clean up their property

NIT PICKING!! Drive around Sea Pines just looking for items that don't meet their standards but are ok for most property owners.

Seems like random enforcement

I appreciate the set rules and regulations to maintain the appearance of Sea Pines.

"I think Sea Pines looks great! so the standards are working in the broader sense. However, I have 2 concerns

1. there are too many examples of nit picky letters and violations being issued on small yard and house stuff
2. I think we need to be careful about double standards - allow the resort or commercial to do one thing and then restrict homeowners on the same thing. Seems like if we argue that leaf blowers are too loud then they should be deemed too loud for all user groups."

I like that our community has a high aesthetic standard. It's a beautiful place to live.

However, I do think sometimes the violations can be a little petty.

Some of the things that they are picky about are not uniformly monitored.

In general very satisfied - however, Sea Pines could do a better job of maintaining the beach access paths. These paths take a constant beating from the weather and natural subsidence. For example, the path adjacent to our property on Canvasback is in decent shape now but there have been long periods where broken concrete and such went without repair, which poses a hazard for guests. I don't think this is due to neglect (there have been red cones in place for quite a while during the past year) but rather a lack of resources needed to respond quickly.

I'd like the residents having their own entrance & exit to eliminate the very long lines getting into Sea Pines, instead of being back up to Wexford in the tourist season.

The ARB meets weekly to review/approve projects which run the gambit of complete construction builds to paint colors on doors. The meeting has been cancelled twice (consecutive weeks) so far this year. The agenda for Jan. 27, 2026 is currently over 24 items long. As I'm sure you are aware, the Sea Pines ARB permitting is only the first in a series of permits required before anything can commence. I would respectfully suggest that the ARB review these requests before meetings and any that are an 'obvious pass' get rubber stamped in the event meetings are cancelled. I would also suggest that if you have a 16 page community standards document, you field a committee large enough so that if an individual is ill, the entire meeting isn't cancelled. Moreover, I can only imagine the frustration and anger an owner would have if they were renting their property, as they will likely lose tens of thousands of dollars in lost rentals. Fortunately for us, these seemingly unnecessary delays have 'only' put us at the back of the line *again* for the start of our urgently needed project.

I feel because my neighborhood isn't a high end one security and community standards ignore issues. Parking cars on lawns, vehicles with advertisement parked over night specifically. Of course I don't know if anyone has received violation notices, so I stay quiet.

Uniform color stds and home upkeep are a plus. Rental properties trend to be sloppy and not well maintained. How to control?

One cannot know the Standards when they have not been promulgated, nor what violations, or the like have occurred and why.

Non-major roadways need more attention.

Could do a better job "policing" the short term rentals

I like the standards but at least in our neighborhood not followed especially by rental houses. When we have gotten frustrated and reported it in our neighborhood we have been advised to contact the rental agency and they have done little to nothing. And we didn't even report the rotten wood and decayed painting, just garbage not in containers. I have issues with how new standards are proposed and approved without community input. The most recent example is the rule where we were not allowed to have leaves in our yards. Only mulch, pine straw and grass. I never knew about the new standard until I received a violation notice and discovered that it was newly added. We live in a forest so it was a ridiculous standard for the community to follow.

Sea Pines is clean, fairly quiet with convenient restaurants. Driving through Sea Pines is extremely pleasant. I feel blessed to be part of this community.

Sea Pines Corp doesn't take good care of their properties, easements. I was not aware of them until this survey arrived. Having now read them and the purpose of the committee, I think the standards are good.

The house across from us has ugly artificial flowers in pots in the front yard. They look so cheap and tacky for a vacation area that is supposed to be top tier. That is allowed to persist, but we have been cited because our renters left beach towels on the back patio briefly. Also, no one enforces the light restrictions. The house behind us consistently shines their outdoor lights into our house.

One landscape provider on the street still uses LOUD decibel blower. It seems that everything is well taken care of during RBC and then the rest of the year things slide.

I like the attention paid to details in appearance in Sea Pines (such as landscaping), but continue to be concerned with how busy it gets during the peak months (not sure if that qualifies as "community standards" though).

I would like to see noise limits on landscaping/leaf blowers. It would greatly improve quality of daily life. Also, educating homeowners about the benefits of native plants and less grass lawns, using less fertilizer (pollutes water/runoff)

Would like to see rules for how renters walk to the beach as well as noise regulation. We see renters walking through other properties every week as they are confused as to how to get to the sidewalk to walk to the beach.

My wife and I spend about 3+ months a year and management always fixes problems of helps solve the problem.

the homes around me are not taken care of, they have no idea what curb appeal means

Too many rental properties make the job hard.

The original Fraser vision has been honored. Sea Pines is a quiet place where needed and offers an active lifestyle if one desires.

Really enjoy Sea Pines living. I would like to see some discussion of noise and hours containment when "mowing and blowing" our properties.

Do not care about rental owners

I have no complaints, however I have heard and read about others being cited for violations that seem petty to me.

We are very happy with the regulations and standards that Sea Pines upholds. Our eventual plan is to move into our rental property and we are looking forward to being more active in the community.

IO've found them too strict with erratic enforcement

Too many bikes and parked cars at rental properties. Lack of enforcement for E bikes on paths and streets. Lack of enforcement for rental with towels hanging on railing and noise.

Builder doesn't have to follow the rules

STR are still a problem

Paving of side streets is very sub par

I think some of the rules are petty. Examples: not enough pine straw on lawn, small amount of weeds, bikes not parked properly. I understand the desire to have the community look as nice as possible, but some of these are overboard.

I think some of the standards are a little over the top.....hiding stucco behind foundation plants, pine straw and mulch but not oak tree leaves - which are natural, plentiful, and free. As in other gates communities, what begins as a good idea is sometimes hijacked by well-meaning people who mandate their own personal eccentricities and preferences. "you pass my rule and I'll pass yours"

Sometimes too strict and too rigid.

Standards are applied broadly without using common sense

Lack consistency in enforcing rules

Haven't had much experience with community standards. ARB process unclear and seems slow and unnecessarily bulky.

I think the community standards are appropriate without being excessive

There should be no political signs, flags, banners, etc. of any type anywhere within the community including boats at Harbortown and South Beach

The rules do not appear to be consistent across the board. Some houses are allowed to do things that others are not. Maybe that's because some things were grandfathered in, I'm not sure. The builder beside us is totally destroying a live oak with his building and no one seems to care. He cut out part of the root system of a live oak to put in his footings. Eventually this will kill the tree and I thought you have to leave space around protected trees. Maybe I misunderstand rules.

inconsistent application and enforcement of obvious failures to meet the standards

A house on my street looks like a hunting lodge and is hidden from the street. A broken birdbath is in the back yard since hurricane Matthew. I don't believe it meets community standards.

Generally very happy with the standards in Sea Pines. I believe it's very important for our community.

Happy about the concept of standards not certain of reality of enforcement

They seem to be very picky and not consistent. They don't seem to check for permits when they see work.

overly strict sometimes - it is a vacation area and we have been contacted about noise in pool at night. Agree there are limits but also want to be able to relax and not worry about overly strict rules.

I like knowing there are committees watching over the community to ensure construction doesn't take over and destroy the ambiance of Sea Pines.

Rules should apply to all homeowners whether they are full-time, part-time or rent.

We're new homeowners and we're pleased with the standards. We have not noticed any issues.

"Example.....When a home in my HOA is not up to standards and it is not visible from the road, how should this be addressed?"

Standards are high and long established, but not always consistently applied. It appears many new construction homes get approval and then go beyond approved limits, particularly with size, set back restrictions. There is lack of follow up after ARB approval. Standards may need to be reviewed and updated to better accommodate current requests if they are reasonable as opposed to builders exceeding limits due to lack of follow up. Otherwise approval needs to include follow up. I'd be more in favor to a standards review and updated when reasonable. Lagoon management isn't that effective. Lagoons have are shrinking from siltation and debris buildup with ongoing confusion of Who's responsible to address: homeowner, community or CSA... particularly with deadfall from trees, but also shoreline degradation from lack of maintenance. All reactive vs proactive management.

"While they are named "community" standards, it is odd that they don't apply to the entire community! The standards should apply to residences, CSA properties, and commercial properties alike. Then they would be community standards.

The standards include rules that are either not enforced or are unenforceable. Either enforce the rules or eliminate those particular rules. One example: External lights off at 10p. I have neighbors who leave exterior lights on all night, every night, and have for years. Enforce it or remove it, but ignoring the consistent non-compliance just promotes the idea of personal-choice compliance with other standards as well."

You nitpick on the smallest issues, for example, pine needles fall constantly and in between landscaping crew weekly visits. Stick to issues that are substantive.

There are many short term rentals that do not abide by community standards in the summer. I see water bottles, bikes and boogie boards littered across lawns and cars parked on grass. Day visitors often park at the end of our cul-de-sac in the rubbish collection area and the owners go to the beach. Sea Pines security will come and try to locate the car -- but they never tow. It happens again and again.

Some areas need sprucing up Some pathways to the harbor are in bad shape

Worried about street drainage issues

Seems like a loooog arm of the law

Like the quality of community and have been here more than 40 years. I do feel we should be cautious of not allowing short term rentals to overcome the quality of permanent residency. Charles Fraser always wanted balance so there is a good quality of life.

Landscaping at some properties is quite poor

Rental Registration fees are abominable. A 1300 sq. ft. 3 bedroom villa pays the same as a 4 million dollar beach house. The little guy loses again!!

ROAD TRAFFIC QUITE HEAVY TO TO OVER DEVELOPMENT.

room for improvement though

We are only part time residents, but it seems as though the standards aren't enforced to all.

Enjoy living in Sea Pines and all that it has to offer.

I like that we have clear standards to keep the community top notch.

Sometimes owners have trash cans out in the front. Maybe people need to be reminded about their yard

Mostly love the community and staff. However I've now called multiple years our street badly in need of repaving CSA just did bad patch job spoke Russell still waiting what year we might be up? He said every 20 years or so we've owned house since 1990 can never recall it being done need a better 5 year infrastructure plan considering we're all happy to pay more to improve our aging infrastructure thank yiu

"Lived here for 23 years, the standards for new home building are actually non existent. Take for instance the monster going up on plantation Dr. Completely ruins the entire ambiance and flow of the whole community, especially with a wetlands road being used to build another monster on the other side of the lagoon, shameful! "

We like strong covenants to protect Sea Pines

To much on esthetics and not on functionality or reliability. Example palm trees in the middle of Sea Pines drive near South Beach Marina.

I have no complaints

llow my neighbor to feed deer bringing danger to children. Don't enforce rule

I'm happy. Places looks great and is well kept. We come down often even though we rent our unit. Before we bought we visited for years.

4 months of the year the golf thing turns our street into a construction zone - noise, dust, trash and heavy truck traffic

Some properties do not conform to standards but seemingly are tolerated by CSA. This stresses neighborly relationships.

Community Standards is very arbitrary. This applies to parking in yards, uplighting, fencing that magically appears.

need a definition of community standards to be able to answer

compared to many communities it is safe, well maintained, and clean. Communication is good.

"Those who do not like the standards need to move to a location outside of Sea Pines. I've been a resident for 40 years."

I believe Sea Pines has our best interest as their primary concern.

no complaints

Assuming I'm answering the correct question, Sea Pines does a good job of maintaining a quality look and feel throughout the community. We are concerned about what appears to be some changes to allowed color options for homes and villas (e.g., villas in Harbortown). We are also concerned with the ability of home owners to remove hard oak trees and not be forced to plant large specimens in their place - on their property.

I wish there were more controls on visitor behavior. For example, parking, loud behavior, dogs on the beach unleashed.

not consistent in approvals or enforcement

Don't know enough about what the standards are, etc.

I think the enforcement from the car, is sometimes a bit much.

Some inconsistency from ARB re: compliance.

Should allow golf carts for owners

Wev would like to have the front gate attendants dress more profession

Very tired of someone driving around, looking at our home and deciding that something is wrong by written threat of fine.

"By Community Standards, is this the basic community appearance and functionality? If so, I am pleased with the appearance. One issue is the standing water after a heavy rain.

By Community Standards, is this the rules & regulations related to rentals, gate access and homeowner property appearance? I am pleased with these rules and regulations."

I feel that Sea Pines does a lot to make sure properties are well maintained.

Violation notices are capricious and enforcement is lax. Beautifully maintained homes get notices for ridiculous alleged infractions while dilapidated structures continue without intervention for years.

We keep getting citations for the most minuscule situations that would be corrected if the patrol had not come by at a certain time.

Night Heron community is well kept.

While the standards are well intended. Many appear to be an overreach and restrictive in nature.

Standards are not enforced and no response to phone calls and emails sent to land/property management regarding houses in non compliance.

I'm happy.

Plantation Drive is one of the most beautiful streets in Seattle pines, and has been to me since 1976. But now, the town has ruined it, with the two ugly monstrosity's by Greenwood Dr. They look like hotels. No landscaping hiding the houses like the other homes. I guess it's all about the money and who you know. Slowly but surely you're killing what Charles Fraser had hoped for. It's truly pathetic.

There is a reason that the appearance and the "feel" of Sea Pines always is top notch. That reason is the high community standards on which the community was established and that have been modified over the years to adapt to new environments, cultural shifts and developing challenges of the times.

Very inconsistent or non existent adherence to standards.

Costs seem to be escalating and the "returns" are minimal

Uneven enforcement.

It can be hard to get approvals for upgrades to your property

The association's dislike of STR is made loud and clear by the additional hoops we have to jump through. The town requirements are egregious enough. It seems that standards are not applied equally. Seems bigger houses can get away with violations. Some bylaws enforced and some not.

No complaints

Overall pretty good

I like the balance between full time residents and seasonal renters. The Sea Pines community has just enough to offer both without turning into a circus- mess.

Sea Pines homeowners used to be more respected than the various rental company groups but there is a lot of pressure to allow renters to bend and break the rules within our cul de sacs and living areas - sometimes gets a bit overwhelming when we are carrying the brunt of maintaining our home landscaping, pool areas and owned lots. Some renters seem to do whatever they feel like since there are no repercussions for misbehavior.

Too much emphasis on conformity. Who cares if there are bicycles on the driveway

I think we can do a better job of enforcing adherence to rules for bicycle and pedestrian traffic on our leisure paths and crossings.

Expansion of townhomes on Lighthouse Lane are too tall and invite too many guests and parking needs. ARB must have OK'd work.

Assessments in my villa complex are too high!

I appreciate the care with which the community is maintained.

Don't like restrictions on exterior lights at 10 pm if not on beach. Restrictions on homeowners to not use gas powered lawn equipment. Enforcement officers target rental properties.

I realize rentals are important to community and businesses but it can't be a free for all for renters

The standards as written are fine but they are not consistently enforced. I see that as the main issue.

Aesthetics standards are very good. Use standards on rentals favor large volume renters which seems the opposite of the stated purpose.
Slow moving to make changes

Sorry to see some of the latest overbuilt size homes which seem to harm residential feels. We have kept our Villa as a rental, but reside in Indigo Run.

"Should be more responsive. When you submit an issue you never know if they got it, are acting on it.

Who is staff and what days do they work."

Most homes are well kept.

I feel that some of the regulations regarding landscaping are extreme and out of date with the challenges and obstacles presented by climate change - not to mention the obligations of the inhabitants of Sea Pines to preserve our precious water supply.

I think they appear rather random when it comes to enforcement. You see something at one house that looks like what you want to do at your house and yet you are denied.

Not enforced well enough, although I think Ryan is great and tries.

the noise from gas blowers is constant

TOO MANY MEGAMANSIONS BEING BUILT FOR RENTAL MARKET

ARB communication is poor at times, took 2 months to get a response on paint colors for exterior of home

"Lack of consistency. Owners need to have input"

I'm glad that Sea Pines is committed to keeping the community safe, beautiful and a great vacation destination!

We generally love the high standards held by the Sea Pines POA and support them. However we don't love the recent lowered speed limits and the prohibition on E-Bikes.
Not too happy with the large houses being built for rentals.

"Too many Lawn services 6 days a week- noisy!

Also too many garbage services- should all be limited to certain days"

Standards have always been very high. Have owned my villa for over 38 years and have always been very impressed with Sea Pines vision

Do not understand restrictions for e-bikes since we are elderly and these are doctor recommended to allow us to ride. These bikes are pedal assisted not motorized. We have encountered riders going faster on bikes than the e-bikes.

I'm not sure I understand what our community standards are.

As part of a condo building many of the standards are managed by my HOA so it's largely fine

"Got a stern letter about. Little earth showing around my mailbox and garden So I spend \$550. To please the garden police meanwhile my next door neighbour at 34 has removed numerous trees, has no ground cover and fake birds all over her property! No letter for her.!"

Sea Pines always top notch

We have been in the "cheap" section of Sea Pines on Acorn Lane and have been here 26 years. Our major gripe has always been the condition of our lagoon (or, DITCH). It requires work and only gets care if we complain to CSA. We are never on a schedule of regular cleaning, removal of big branches, and, of course, no help in our losing our frontage to the ditch. We have lost several feet of our backyard. Rip-rap is the answer. You have put it to surround a drain--but we have asked for it (it's a small area) and are told no because it isn't worth the money. What happens if a deck falls in after more erosion? Is Sea Pines going to pay for it? If tSea Pines doesn't do anything (due diligence), then what? We aren't allowed to do anything to what is NOT our property (the ditch). HELP please!

All good except STR's

I'm not sure I know what "community standards" means - specifically. No beach towels on decks? Pine straw or mulch to cover areas of dirt near the streets? Peeling mailbox posts? Any of these can be seen around the plantation at any given time....hard to monitor everyone all the time, isn't it?

We picked Sea Pines due to the community being well maintained - and at a reasonable cost to the home owner. The ARB has been good to work with - I don't always agree with them but compromise keeps the community at its pristine condition.

Overly restrictive, particularly with respect to vehicles (2 wheeled vehicle ban) and moving logistics (no provision for the temporary placement of shipping containers).

Just like everything about Sea Pines!

I have lived here since 1973 and it has never looked better 🤔

We love the area and have put additional money into remodeling our home and maintaining our property, so we want the community to maintain high standards.

We feel the standards help maintain the quality look of the community and the uniform enforcement is handled well.

We love Sea Pines and we think it is incredibly well taken care of by the staff CSA doesn't seem very service oriented and is too rigid in their approach to the rules and enforcing them.

Regime could be better

In general very satisfied....however some minor issues are bothersome at times. Such as frequent LOUD Leaf Blowers, bright residential lighting at night that shine into roadways, paths, probably top the list.

Our house is on a slab, we flooded in 2017 during the hurricane. There are drainage issues on Green Heron from aging, collapsing / decaying drainage pipes. Jetting the pipes is not fixing the problem.

Too much noise from landscape contractors

Sea Pines/Club Course is one of the best places to live on the island. That said, some of the Sea Pines rules have always been somewhat over the top and speak to those Sea Pines members who have too much time on their hands and obviously no kids in the school system. Most of us still raising kids leave our garage doors open whenever we need to because we have the neighbor kids coming and going. I can think of other rules that fit this distinction as well. So bottomline, our family is mostly satisfied except when we see the 'good idea' fairly home owners get too involved. Club Course is a great place to live because it feels like a neighborhood. That means 'life' gets in the way of these black and white rules, which even the old folks would recall as the best years of their life, when they lived with their kids in the 'gray' of child-raising. No one's trying to start a motorcycle club and we all want our places to look good, just give us some space and appreciate that we still have both parents working full time and kids in the public schools. We'll get that garage door closed as soon as we can.

The documentation is extensive, but I believe the standards that are documented are appropriate.

They seem to take excellent care of the roads, bike paths and common areas

Over the years it appears the standards have been relaxed

Permanent residents for 12 years. So far SP has remained the place we grew to know and love for 40+ years and decided to make our home. Keep fighting to keep it this way.

I'm generally satisfied. I don't think that property owners should have to pay for trolleys that only the visitors use. I am concerned about the rate at which annual assessments are increasing.

Frequently don't make sense. For example, rental beach bikes in front of a house are ok, beach chairs are not. Utility boxes curbside are allowed to exist in various states of disrepair for months and years. Speeding and stop sign running are lightly enforced.

Explain to me where Sea Pines has any authority whatsoever to from this; let alone enforce it!

I am satisfied with the concept of having community standards and how the resort looks when traveling around in Sea Pines. I am dissatisfied with the implementation of the community standards person. While I recognize that there is a need to oversee the community standards, I feel that It is important to remember that our community is filled with a variety of residents.

I love that there are standards! I know many violations ARE pointed out to homeowners. I wish more homeowners would stay in compliance, especially with groundbreaking.

somewhere between somewhat and extremely satisfied. On a scale of 1-4, I'd give it a 3.5.

Love All the improvements

While Russell, Jerred and their teams are tackling the long overdue infrastructure work and Ryan and his team are doing what they can do within the covenants, our open space maintenance and management of construction sites needs to improve.

Most rules seem reasonable

Excellent work on infra structure. Communications re investments (e.g., the land outside the Greenwood gate) could be better.

Some standards seem to be arbitrary

"I have been in SSP for about 30 years. For the part our people are knowledgeable and curtius which make m5e proud to be part of this community."

Overall communication, sharing of information and joint participation between all towards a premier sea pines destination

Sometimes too restrictive

Ken Rabon an unreasonable dictator answerable to no one as near as I can determine. The standards seem very detailed and strict but I think it is good that they are broad and detailed, and not vague. It is a large community with expensive properties, many of which were purchased as an investment. Thus it would serve everyone well if standards were kept high and strictly enforced!

Location is great. People are friendly. Dining options are very good. cleanliness and maintenance of grounds are well kept and manicured. There are many amenities and activities to keep you busy

Rules are not uniformly applied but rather selectively

I do not like that we have so many renters who crowd. Nd often misuse the amenities

Short term rentals are causing noise, traffic, road blockages from parking multiple cars. Giant rental mansions should be banned, they are mini-hotels in a residential community.

Mostly satisfied. We had to jump through a few hoops when we were building our home. as long as the standards truly are for the greater good, I support them. I don't understand the constant attack against those who rent their property. You are not the first resort to do this but our rentals support your facilities, restaurants and shops and golf courses. You always bring up your investment, but do you ever look at what our investment has cost us over the years. No one makes a lot of money off rentals after the wear and tear of the unit, constant fees etc.

I've never given much thought to the community standards... that's likely because they work and people are largely in compliance. The standards that appear to have been lowered in recent years are human... behavior and appearance.

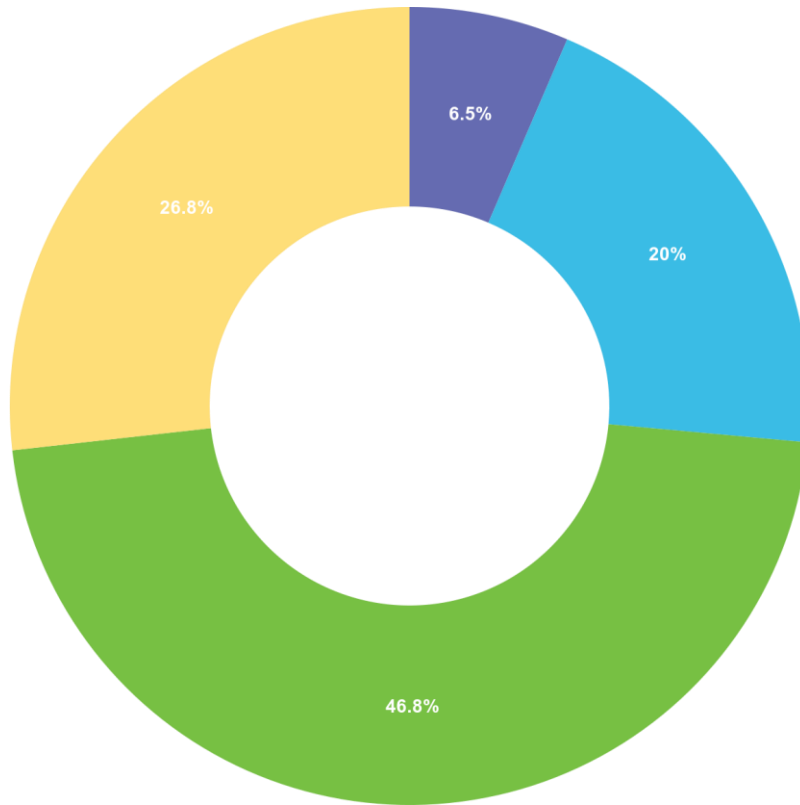
Everything is well kept and we feel safe in our neighborhood.

Before giving citation please do more research. Property Owner might already have permit from ARB to fix violation. Owners are at the mercy of who they hired & paid partial payment if the job delays.

A very good start

Q3 How satisfied are you with the enforcement of the community standards in Sea Pines?

Multiple Choice



| | Choice | Totals |
|---|------------------------|--------|
| ● | Extremely dissatisfied | 61 |
| ● | Somewhat dissatisfied | 189 |
| ● | Somewhat satisfied | 442 |
| ● | Extremely satisfied | 253 |

Responses 973 Answered 945 Unanswered 28

Q 3 Comments

they seem to be randomly enforced

Again, think SP could be policed much better with our rules and regulations. Many houses need major work on both landscape and the building it's self.

See comment to question 2 ... inconsistent interpretation and enforcement by CSA and ARB
See my answer to the previous question

It can be a pain dealing with ARB - can understand why they are needed.

Seems arbitrary and inconsistent - unreasonable ability to object / comply. Bully
According to their reporting most issues are taken care of quickly

Standards don't seem to be equally enforced.

The community association represents the mainstream standards the people in the community want without excessive nuisance restrictions.

Please enforced the E bike laws. Each summer season and tour season the trails become more and more dangerous with the number of vehicles allowed on the paths without enforcement.

Ordinances are enforced at random .

See previous response

As mentioned - feel speed limit control needs better enforcement. Also rental properties should have specific instructions for their tenants on bike storage, beach/towel storage and bike path etiquette.

it's well done as far as I know

"New homes appear to be towering over older neighborhood homes. Homesites are clear cut. Landscape is ultra-manicured, mostly sod. Far from the original vision for Sea Pines. "

See previous explanation

See be previous answer.

too slow, imho

Enforcibility is tricky. I don't want to live in a police state! Let's not have rules we're not going to enforce. Exterior lights off at 10p? Not enforced. Watering days, not enforced. Enforce or remove.

Please see the previous comment.

Could be more proactive in fines

Per previous answer, I feel as if standards are sometimes applied in a heavy handed manner

See prior question.

The emphasis on residents is appreciated

We are concerned about some neighborhood construction projects that have been ongoing for at least 2 years. We are sure there is a time limit and some specific codes; however, it doesn't seem to be addressed in our area.

Speed needs to be enforced & a visible police presence at Beach Club.

They don't appear to be enforced equally but it could be a misinterpretation on the timeframe for addressing issues.

Unfortunately our security can't be every where but the speeding in our community is not good nor the electric bikes.

I believe the overwhelming number of standard violations are dealt with quickly and reasonably; however, the nighttime lighting issues aren't dealt with presumably because this lighting is on at night and there aren't standards officers at night. I don't report the lights that remain on night but I sure wish someone would check. I live on a small street that recently had several new retirees move in. Their lights blaze all night. Bikes on roads instead of paths, e-bikes inside gates and no enforcement to remove(at least not visible).

Always good, but ARC reports are disturbing.

I don't have enough experience with the enforcement to have an opinion

With more specificity, I'll provide an example of why I perceive that the standards are not universally enforced in our community at large. The standards prohibit stones, stakes or other edgings at the property line with the roads. Yet, if you drive around Sea Pines and pay attention, you'll note that there are a number of residencies with such barriers along the roadway. Why? Either enforce the rule, amend the rule or eliminate the rule. The status quo sends an indirect message that the "rules" are optional or can be ignored by the property owner.

I feel community is well maintained. Problem I see is with the community standards personnel. They do not enforce consistently across the board and they can be stupidly petty.

Renters can get out of hand on occasion. both the homes on either side of us are rentals.. I dont know that much about how things are enforced, but I got a letter about powerwashing and completed the task within 30 days. I have noticed though that there are neighbors in the community that need to do the same and have not yet.

Being told my mailbox was rusty when it just had nature on it was goofy. Also given the state of other homes it is annoying to get notices for very small infractions (such as a dirty mailbox or a wood pile that has literally existed in that location for 20 years)

we put a basketball goal on the cul-de-sac in Night Heron Lakeside, after consultation with Suzanne in the ARB and was told no need for a permit because we maintain our road. The garden collections department damaged the goal and we were told that we had to remove the goal at our cost. The goal was over \$2000 to install and then CSA damaged and we had to to pay to remove it. If we maintain our road and permission was sought. Too bad Suzanne had retired.

I have had no interaction with the enforcement so really can't say

Per my comments in response to the previous question

"I had one citation for leaving a front exterior on past 10 pm and deserved the citation.

I had another citation for my grass being too long which I felt was not appropriate since a tropical storm had impacted the island and my landscaper was delayed a week or so due to his backlog post storm. In general, sometimes specific situations should be evaluated based on ALL relevant factors (weather in the above case)."

CSA is limited in what they can do - and the length of time required for resolution was extremely disappointing. At the very least the construction firm should have been on a "do not use" list -

Should endorse in villa associations

My biggest concern is the visitor understanding of bicycle laws in Sea Pines and the understanding of the danger of the alligators. I do not know whose responsibility it is to inform parties.

See #2 response.

There are some condos and townhomes around the yacht basin and the 18th hole that are not up to standard, especially landscaping.

To come in or leave Sea Pines many times I must sit in a line of cars in excess of twenty minutes. Especially at the Ocean Gate. Tourists don't have their pass and argue with the guard they have a rental IN THERE meanwhile residents are backed up on Cordillo for smile. There is no reason to get a formal letter after an email has been sent. Waste of money.

I do not appreciate some of the notifications that I get regarding beach gear and bikes in the driveway of our rental home.

See prior answer. The enforcement person is always easy to talk to. My issue is with whomever is setting his priorities.

Consistent with the "past" of Sea Pines

CSA seems to enforce with a hammer, almost threatening in their initial communication. When speaking directly to them, they are much better. Why not change the beginning? I am not looking for more enforcement. What I would like to see is a gentler approach

Security has always arrived timely when there is an issue, most notably with noise and parking.

rules exist for the benefit of everyone in the community.

Sometimes inconsistent

Same response.

Excellent upkeep and maintenance.

Not consistent in terms big picture

Seems to be fair but not overbearing.

See previous comment

Again too strong a level of inconsistency...

I don't see any glaring issue homes. So it seems to be a matter of degree of compliance or esthetics. Some areas that are a little rough are neatness or extent of clean up along leisure trails and beach walks. Also who is responsible for maintaining those areas and the boundaries.

Some enforcement has been overkill while some areas/owners have been allowed to slide without enforcement.

Hmmm, funny....inconsistent enforcement was my reason for being only somewhat satisfied with the standards

Arbitrary citing's that have existed for years, one person making random issues to justify the position.

Would like to see the no electric bike policy more strictly enforced. It's quite scary to have someone go by you at speed on one of those.

Inconsistent

No e-bikes and they are all over!

Seems somewhat inconsistent

You really do not have any power to enforce the standards except a small fine system
Enforcement is uneven it seems.

It appears they are on top of most things although one of my neighbors has a demolished driveway that has looked like crap for months.

The vast majority of property owners seem to comply with the community standards.

As mentioned, the ARB standards are not well enforced unless neighbor complains about neighbors. I also believe we have lost control of the short term rental intrusions.

I was involved in a long, frustrating effort to convince the community standards staff that the illegal gate between my house and my neighbor's home was not mine. I repeatedly called, emailed, and visited the office and still got fine notices and threatening emails. It was finally resolved after six months. The complaint resolution process needs to be thoughtfully revised (especially the computer generated correspondence) to ensure the staff and the homeowner achieve a reasonable settlement.

I realize it can be a "touchy" subject but bringing standards issues up seems more controversial and even a little political than it should be to be taken seriously by offending homeowners and CSA enforcement decisions.

Not very uniform enforcement. My neighbor received a notice she needed more annual landscaping- there was absolutely nothing wrong with what she had or didn't have - and I'm a master gardener. In contrast, a lot on Governor's is consistently overgrown with weeds, etc. - if I lived next door, I'd be calling CSA weekly to complain.

While I strongly support the community standards, people who have sought permission to either add a small structure or paint their homes said that they have been treated rudely and not always with common sense.

would appreciate a more informal initial request

e-bikes are everywhere

Seeing too many e-bikes while running, biking or walking.

we seem to have a neighbor that complains a lot

Some properties look unkempt.

i know when our attention to the rules slipped a little bit, we were quickly cited.

In both cases I was out of town when cited. I requested a delay until I returned (2 or 3 weeks later). That request was granted, which was good.

There are some older properties in Sea Pines that are in need of maintenance and landscaping.

ARB has to watch the over-sized buildings...near as I can tell they're not. As for speeding, I see radar security cars set up but never during the day and not where they should be. It's too easy to set a trap at night on Greenwood Drive rather than where it's really needed.

Rules are necessary to maintain a high quality of community.

We don't need a nazi driving around policing how well we manicure our lawns.
do not know what you are talking about

See previous answer

No cars parked on grass is not enforced. No e-bikes is not enforced. Parking standards for rental properties not enforced.

no property complaints

We are not aware of any problems!

There is a no large truck sign at corner of Plantation and Heritage and there have been many large trucks coming down Heritage. People are in a position of getting seriously injured if this continues. It would be much safer if trucks came onto Heritage from Military Rd.

We have not observed any standard(s) being violated.

As I previously stated everyone should be held accountable.

Not everyone is held to the same standard, especially those people that purchased homes just to rent them out.

The community looks great and the people seem to get along well enough.

No complaints given the tremendous size of the task.
Again the enforcement seems to be more pick and choose than equally applied to all

Very few properties are not kept up to standard. Trying to make it "perfect" seems like a tedious job and is not really necessary.

I could report and often do things not being enforced!!!!!!!
Feels like Enforcement can be better. Need more policing of e-bikes and other non approved electric vehicles.

Much the same reasons as addressed in question #2.
dogs barking during off hours

See prior response

There are to many ways to buy passes into Sea Pines -- In fact I thought we no longer had community standards. The President of Sea Pines approves lemon aid stands in dangerous places for the children have. So he may start allowing yard sales. He is the most liberal president we have ever had.

Again, enforcement seems inconsistent at times.

Ditto #2
"possibly more consistency. but SATISFIED.

Should Sea Pines require all new owners to sign off that they've read the STANDARDS before closing on the sale, or requiring that PAPER document be part of the pre -closing package."
"Overall, satisfied
"

Viable applications of rules based on opinions and not those originally governed

The standards should be uniformly enforced IF they are being enforced.

The ARB is inconsistent in its definition and enforcement of building and yard standards.
Noise level enforcement needs attention.

There is a house in our neighborhood which has a trailer permanently parked in the driveway, as well as a lot of disrepair to the house's exterior. Community Standards has been unsuccessful in trying to remedy the situation.

Anecdotally, as I've had no interaction, it seems like the standards are inconsistently enforced and sometimes overboard.

Enforcing such a system of debatable aspects of taste and beauty will never be perfect, but within that realm I think the CSA monitors do a fine job.
Again, inconsistency seems to be the norm. Enforcing certain things while other homes are in flagrant violation and not called out for it.

Where there are no rules there is only chaos, enforcement must be the leading edge of keeping up standards.

"I have nothing to judge this on."

Even though some folks seem to have tried to slip around the standards, for whatever reason, knowing the standards and the enforcement of them are in place is reassuring. I fully support benefiting the standards.

The views in the South Beach area are getting lost.

I have never seen anyone get contacted about keeping the grounds cleaned up

Some pathways to the harbor are in need of serious repair

House on Wisteria Lane is breaking every rule and code for the 9 years we have lived in our house in Greenwood Forest. Rules are necessary but it seems if someone wants to totally ignore rules and fines the actions taken do not seem to mean anything.

As I explained in last question, 10 days to fix a problem can be an issue. Sometimes the company that can fix it cannot do it within the 10 days.

No consistency. Some enforcement is VERY nit picky but others are blatantly ignored

My obnoxious neighbor dumped a bunch of boulders and put up No Parking signs all around their property causing huge traffic problems with the contractors and parking for the giant \$15 million home being built on Brown Pelican Rd

We have seen enforcement actions threatened for minor infractions and without taking into account that some acts are temporary.

Seem selective towards rental properties

Have heard from neighbors in our area that some enforcement has been a bit arbitrary & heavy handed for relatively minor issues.

Although never directly involved, I have only heard positive comments about their professionalism.

enforcement seems inconsistent and very subjective

Standards not always enforced. Some properties not kept up as should be.

Poor maintenance of yards and landscaping of rentals - vines and weeds growing wild and high enough to block out views. No help from CSA

Having been involved in Code Enforcement and Building Inspections for 16 years in another life, there are ways that the property owners should and shouldn't be approached about violations. A short personal visit before a letter in the mail seems to work better.

Please see comments in response to previous questions.

Things seem to go unnoticed.

See previous. Neighbor was unloading heavy items from her car so she had it parked in cul de sac street in front of her house as she unloaded. Officer had a fit insisting she move it IMMEDIATELY. Odd. Unnecessary.

I contacted standards committee in regard to one particular house and it has taken months to see any improvement.

A good deal of the time, the guards do not really check passes

For the same previous reason - have workers flag before digging.

Enforcement needs to drive around at night to note all of the homes that have extremely bright outdoor lights on after 10pm at night, especially throughout the night. Security has been very proactive to phone calls about these lights but I would assume that they have more important concerns to be aware of.

They aren't all enforced and there is confusion when a standard (no reflectors in a yard) isn't enforced because ARB hasn't approved it.

There does seem to be more of a focus on property standards.

My biggest complaint is that the parking around the south beach area is not enforced. People park at salty dog area and the surrounding condos and go to the beach access down there. It's infuriating

See previous answer

We want community standards that are reasonable and fairly enforced. But they have turned overly aggressive and want every yard to look uniform and not embrace the natural beauty of Sea Pines.

Unreasonably and differentially applied

Repeated complaints to the standards office do not result in action by the owner

Same as question 2

Seems random
too many petty complaints

"enforcement needs to be consistent . some places are in very poor shape and nothing is done and other places look reasonable and are told they don't have enough pine straw. Nothing happens when lights are on after 10 and shine in peoples houses as no enforcement person rides through at night"

The regulations appear to be hit or miss sometimes, especially with vehicles.

We have witnessed situations where property owners "crossed the line" so to speak, and these situations were corrected in a reasonable period of time.

There are homes that are likely owned by older owners who have lost the ability to maintain their property. We live next to one of them. My frustration is not with the older owner, as I have total compassion for them and completely understand the situation. Rather, I think that we should try to grease the wheels for the property owners who are trying to do things properly and not make it such an onerous process.

Same as prior

Some arbitrary actions have diminished their value

See # 2.

Enforcement of the community standards. ARB and tree removal and short term rental parking

I receive a violation notice for leaves in my front yard while my neighbor has 20 bicycles strewn about the front yard.

Good job enforcement

Sea Pines Corp doesn't seem to apply the standards to her own properties

We get cited for small offenses by our renters but the house behind us consistently shines their outdoor lights into our house all night long with no enforcement.

I see way too many visitors that clearly don't understand the standards. Particularly the young people on the bike trails. They will run you over.

Random citations based on where they usually drive their car, and really don't get out of their car. No investigation, just write a ticket. For example, the house next door was vacant and literally falling down (nothing done despite repeated complaints); vs. neighbor receives citations for not having vegetation properly cut. Just not consistent in their enforcement.

I've seen on Facebook some overzealous enforcement referenced.

See earlier comments

We appreciate that security responds quickly when we need them.

Enforcement on petty items; other items ignored.

nothing has changed in 10 years

I haven't seen sufficient enforcement in the following areas - cars parked on the street (mostly rental properties), towels hanging from decks, and e-bikes on the trails. E-bikes are particularly bothersome because there are young children on the trails that are at risk of serious injury. I would suggest posting numerous wooden signs on the paths around Sea Pines indicating no e-bikes are allowed (similar to the signs around the golf courses saying no bikes between 7 am and 7 pm). Enforcement personnel should be patrolling and visible.

We can always do better.

I'm more than somewhat satisfied, but not entirely extremely satisfied. I'd like to see better education about not putting plastic in the debris pickup areas. I don't think everyone understands that this is a mulch area, not a landfill area.

As this is often a rental property we have posted regulations. However it appears that when there is an issue, an email is sent, rather than notifying the occupants of this issue when the problem is noted.

Ryan does answer calls

I have only gotten a couple notices, but see a lot of violations worse than mine that are not rectified.

It seems arbitrary in some instances. One enforcement officer was a good idea. When a second officer was added, and the backlog was gradually caught up, there were 2 people driving around looking for infractions to justify keeping two officers on the payroll.

Have almost no knowledge of enforcement of standards, but I have no complaints from the little I know.

Can be annoying to get immediate notices for extremely minor variances to standard (a little dirt showing after a storm) without any opportunity to correct prior to notice

Too strict and not logical

As previous need consistency

Same as previous answer.

Enforcement is necessary even when unpleasant

Boats should be included in areas of community standards enforcement

They sent us a letter about a dumpster that was not in our yard. It was in the neighbors yard.

The citation stated the dumpster needed to be covered. When they realized it was not our yard, they apologized. However the dumpster was not covered by the builder like it was required for us in the letter

see prior comments re inconsistent application of the standards

Same answer

inconsistent application of standards

No consistency

see above

It appears some homes are not evaluated on keeping the standards. Why does a person who does not live in Sea Pines get the same vote on things like landscapers the same vote and residents? If someone only rents then they don't have to listen to the noise from the blowers or lawnmowers. It would be better if they only get half a vote as opposed to residents living her year round.

Too strict at times

Repetitive wasteful mail notices of cited issues that were previously resolved

As far as we can tell, it's tightly run!

I think some nice black rich soil looks better for landscaping material than blown pine straw. Walk around Beach Lagoon for a good example.

As explained in previous

Inconsistent enforcement. I don't want to live in a Police state, so the fewer the rules, the better. But enforce the rules we adopt.

The nitpicking has got to stop

The standards you refer to need enforcement teeth.

I am neutral on this

I don't think the standards are enforced equally.

ENFORCEMENT IS BASED ON DESIRES OF GOLF COURSE MANAGEMENT IN MANY AREAS WITH LITTLE OR NO INPUT FROM PROPERTY OWNERS.

Somewhat dissatisfied with the implementation and the inconsistency of standards. Because we rent, we have received notices of guests leaving a towel on a bike with a warning but when I look around Sea Pines, there are some properties that are terrible eye sores that I feel are much more important to address than someone leaving a towel on a bike do 2 hours.

Either enforcement of the short term rental rules could be better or we need new stricter rental rules in Sea Pines.

It's my understanding that Ryan is very reasonable.

Disconnect between owners and staff. Feels like we are there to serve them

I have noticed that Security patrol cars are riding by in the neighborhood and I like that. Thank you! 😊

Overall great idea and service but my one violation when I was in Texas w pictures was too much pine straw in driveway called my landscaper who comes every week did all day before said it was windy all new line straw one day spoke to Ryan pick your battles bigger. Also think w new head of security traffic speed enforcement a bit too aggressive

See above

Could use more enforcement
No parking on grass. Number of cars per rental. Trash and noise control. No e-bikes etc

"I appreciate the value of Community standards. Would won't nothing yes.
So appreciate the efforts given. "

It's hard to know if blatant violations have been flagged or not. Not sure how that can be remedied

As before

Need to do better.

Read comment from earlier answer.

Overall, it is great. There are a few exceptions.

I am not afraid for ADDITIONAL enforcement - perhaps a warning first if not significant. standards are enforced but renters can be noisy. :(

not aware of enforcements

See previous comments...

See previous comments

petty in enforcement in some areas while being lenient in others ie: we were "forced" to build service area around a/c units however units can be seen all over the neighborhood. no consistency!

I would prefer to not have to call regularly to report violations

Again, I don't have enough information on what the standards are and therefore how they're being monitored

I have seen e-bikes on the paths. I know they are hard to monitor.

See previous comment

As I said, the enforcement is by someone in a car slowly driving by or sitting in front of our home. We are left to wonder what they are looking at and when a letter will arrive. Because we travel, we did not receive one, the only notice, and were threatened with some penalty for guest passes.

I see Sea Pines personnel patrolling the plantation regularly. I assume the rules and regs are applied consistently.

When I go through Sea Pines, the majority of the homes are well maintained, and the common areas are also well maintained.

See previous answer.

Why are permanent residents given more leeway in situations versus short term rental property owners?

POA guidelines are extensive but they are for the good of our Night Heron community. You mean what you say and follow up to execution. More power to you, that is the way to conduct business!

The standards are seemingly erratic in enforcement. If a standard is not being met a the notification letter provides an unreasonable timeline for resolution. Additionally once the homeowner has resolved the issue it can take months before receiving a notification that the issue is resolved.

Often see visitors fishing where they should not and they ignore posted signs

Same as previous comment

I feel that the enforcement of the standards has improved over time with the establishment of new positions and processes to monitor and ensure that deviation from the standards is noticed and acted upon.

Same answer as first question. The are not upheld consistently

Security presence is way up, good thing

Uneven enforcement

It seems like standards are enforced haphazardly, one neighbor gets a notice and another one doesn't.

For those who do not live there full time, we are given a very short amount of time to rectify and some are overly picky.

I think they are a little overeager about build up of pine straw on the roof.

Beach regulations not always enforced.

I think some of the rules are a little strict for a "beach house", but it is a mixed type community with full time, part time, and renters all together

E-bikes are a little bit of an overlooked violation by officials at times.

We were cited for a "dirty" mailbox when all it needed was a good cleaning with bleach, etc. Other mailboxes in our neighborhood look worse and haven't not been touched!

Too aggressive

ARB is arbitrary in decisions.

I think better training might help with efficiency of oversight. (We were accidentally given a violation for bikes outside the unit but the entire block was undergoing a renovation!) Enforcement staff target short term rentals. We were cited for renter who left early on Sat. Left the front porch and flood lights on. While a neighbor leaves all their flood lights on 24/7!

Apply standards as written

Not consistent with actions or decision

CSA is finally able to start doing real infrastructure rehab. Very glad of this.

Never know if addressed

I don't know much about this.

I think sometimes it gets a bit over the top in re to in our case replacing a back deck, at first denying black railing on a grey deck. 1 day half way into the project the permit had fallen, wasn't in the window and they stopped and said something even though they'd driven by the prior 2 weeks and seen it. petty stuff like that

I feel homeowners should only be approached or fined if their property is truly an eyesore and not maintained properly - not due to someone's arbitrary aesthetic viewpoint.

E-bikes are getting out of control.

You can be a little heavy handed on what I consider minor infractions, towels on the railing, bikes in the driveway. These things and other renter's behaviors are hard to control from far away

No consistency on what people are cited for.

See answer 2

"House at 167 N Sea Pines Dr. but I think this was more of the fault of the ARB. For more than a year it had stickers on the windows, boxes piled in the windows, no screening on the HVAC equipment or on the pool equipment. The house has now been redone, but there isn't very good screening on the HVAC or pool equipment even now."

It seems like they go around and look for "small" infractions and "big" items are not addressed and then taken care of

CSA refuses to enforce its own order to reduce noise of gas blowers

SEE NUMBER 2

Very concerned about the huge houses on small lots...where is the ARB when we need them.

Having enough room to park on the T streets is a joke

Some neighborhoods seem to have stricter enforcement than others

Too picky. Need to check permits for renovation work.

We are a bit disappointed that e-bikes continue to be a problem on our bike paths. While I know that it is a difficult rule to enforce, it seems that something might be done to not allow them to be brought into Sea Pines. We have had several near misses while walking our dogs on the paths.

Huge houses still being built probably for rent.

"Speeding is noticeably visible on Club course

When lawn and tree services are in use, cones and workers are not directing traffic
Again... too many lawn care services in the area six days a week and all starting before 8 am-
noisy!!!"

ARB has always enforced high standards.
No specific reason for the answer

See previous answer
Again no real issues as a cond owner

"Some Homes are allowed to be in poor landscaping condition and care. It seems that no one is enforcing the standards.

They are also out there constantly with their radar guns, enforcing speed limits, and handing out tickets versus enforcing proper care and maintenance of peoples homes."

Some homes are not made to keep to the community standards. We have one of these "wrecks" on Acorn Lane. It's a bit better, but a real neighborhood problem when we want to present our neighborhood in the best light.

You can't enforce rules and laws without enforcement people.
See previous comments

I believe they are enforced with common sense and friendly guidance.

There seems to be some things that seem to get approved for some reason, then others are denied.

"The first covenant is not enforced - outside lights out after ten. Renters often leave bright outside lights on all night. Some residents guilty of this too. I understand the many reasons for this rule - light pollution, protection of wildlife, for example, but few abide by it.
""Time Limits: Bright exterior lights may not be left on for extended periods and must be turned off by 10 PM.""

While we realize it is difficult to "police" all rules, over time we have noticed some properties not maintained up to standards.

See previous detail

I have never seen a problem

"Their attitude seems very punitive in nature. When my mailbox needed replacing I got this nasty letter in the mail as if I was doing something egregious."

Again generally very satisfied. However some citations seem nit picky and irritating...seemly issued without any real judgment applied. Such as when neighbor's contractor runs over my mailbox, and it takes 4-5 days to get contractor's payment for new mailbox. During this period I received violation notices....

noise

Club Course owners are pretty awesome and we have a live and let live mentality, generally. We only have a few old people that don't have anything better to do than drive around calling on their neighbors, which we just ignore.

I don't have first-hand experience with the enforcement, but as documented, it seems reasonable.

Too many trees are allowed to be removed from lots with new construction or tear down rebuilds.

Yards particularly on rentals are just covered completely with pine straw with minimal landscaping. Grass and weeds are allowed to grow through the straw and look unkempt"

.not certain of what enforcement measures are being taken

Overall good but always room for improvement

We are in Night Heron and there are often violations that remain unaddressed such as cars regularly parked in natural areas.

Generally satisfied. I see some but not many electric bikes on the bicycling and walking paths.

My only note is the enforcement person with Sea Pines who will send out something like a trash can being out (when the trash company was the one who left it out) and the problem is resolved within a couple of hours, but a notification with warnings is sent out immediately. The problem can be resolved before the notification is even received.

see previous answer

From our experience we are satisfied, but we do not know what goes on throughout other areas of the community.

Completely subjective. My experience has been frustrating as I was working through ARB to remedy issues before "standards" was involved. Then I get some AI generated form letter campaign. What a joke.

Early days, the unmarked vehicle sitting in front of my home on my street while the driver was taking photos of my yard and house was disturbing. Then the initial ten day to comply was outrageous. At least now someone has more time and the vehicle is marked.

Tourists and non home owners are constantly being allowed to park at Tower beach. The guard, if there is one, doesn't really pay attention. I came in my stepdaughter's car once and he waved me right in. There is no enforcement.

See response to previous question.

same response as previous question.

"Two properties in my neighborhood are in very poor shape and to my knowledge, covenant enforcement has done nothing about them.

Management of construction traffic and parking has improved somewhat but only after a contractor destroyed 500 feet of lagoon property. It took months for us to get CSA to do something about the parking and road-blocking at the jobsite. It will take years for the banks to recover.

the lagoons in our neighborhood need attention. "

Nothing to explain

During peak times, more enforcement and understanding of responsibilities would be helpful. Although I think enforcement has become better in the last few years, we had some horribly derelict homes on our street in the past, and despite repeated complaints from numerous neighbors, nothing was done until the properties were sold and rehabbed. I'm also not happy with the way Sea Pines Country Club has used an empty lot that it purchased a few years ago on Club Course Drive. They use it as a refuse dump and to park heavy equipment, which was not part of the deal when we residents approved the sale. This can clearly be seen from the street. And FAR TOO MANY Country Club workers use Club Course Drive as an avenue to get to various parts of the golf course. These vehicles are far too slow, have no lights, are not registered to operate on public streets, and often impede traffic on what is essentially a dead-end street. We Club Course residents have complained to Sea Pines Security about this in the past, but the problem persists and nobody enforces the rules.

Too rigid

Probably a little too strict in some areas

Feel that they have to find things to justify their jobs so they are too picky on some things and overlook more obvious things.

I am unsure of how strictly the standards are enforced but it would seem to me given the amazing overall appearance of Sea Pines that standards are generally very well enforced.

Have had minimum exposure but security is very good

"All HVAC systems are to be obscured from view within a service yard. I drive pass a corner lot every day with a HVAC unit out in broad daylight. Never cited.

Lights are to be off at 10pm.

Lights are glaring all night."

I have found that complaints are attended to

Numerous biking violations including fast electric bikes.
POA and ARB are proactive.

We haven't been there enough to respond to this. However, we believe in general it is important to maintain exterior aesthetics in Sea Pines.

Again, I haven't had any issues or known anyone with any issues so I assume enforcement is having the desired impacts.

Need more enforcement of short term rentals rules

As a part time resident that rents the property, I appreciate being notified if one of my tenants is violating any of the codes and/or if there are trees or limbs down. I want to be a good neighbor to all.

Wonderful improvement

Q4 If you have received a community standards violation notice in the past two years, please describe your experience with the process and interaction with CSA's Community Standards Department.

Essay

Response

i appreciate getting the notifications and have worked with my property management company (HH Properties R&R) to rectify them quickly. I have found the process to be well managed and constructive.

We were advised that our newly painted front door did not meet color code (house was painted a shade of grey). We paid to have the door repainted in the approved color which looked exactly like the color it had been. A useless exercise and waste of time and money.

none

I needed more pinestraw in my yard. I complied th

Cited for installing new exterior lights. Had copy of approval in my files. Very stressful.

There was no interaction other than a letter. When I arrived and examined the supposed problem I could not see what the person described. Apparently they did not actually get out of the vehicle to actually look at the property

I had a broken piece of wood on my balcony railing that I was unaware of. Was happy to be notified and it was corrected within 24 hours. The Experience was polite and professional.

n/a

none received.

no

I received a second notice of noncompliance and a notice of satisfaction of remedial work on the same day. Not very organized

We had small white Christmas lights around one tree in the front yard which we unplugged after New Years Day last year. When we got a notice to take them down, it incensed my husband since they were unplugged. The letter indicated that the lights bothered our neighbors at night ???! Of course we took them down as we intended, but we are not inclined to get into the Holiday Spirit outside of our house again. In the meantime, some others' violations go without remedy.

Needed to put new mulch on front yard which I did as I do every year. No issues.

Trash container was left out of Service yard once. Never happened again. Professional handling.

NA

Had a conversation with the officer - pleasant and informative

Response

N/A

N/A

have not received any violations

Minor and they give you time to repair or fix whatever is broken or missing. We always communicate with them.

n/a

None received

I have never interacted with a single person at the CSA Community Standards Department. I have seen the vehicle and I have received an email followed up by a letter. In the beginning, with ten days to comply or threat of being fined was unbelievably stressful. I pay all of my Sea Pines bills in a timely fashion and go out of my way to be a good resident and kind neighbor. I couldn't believe that started getting notices for leaves in my yard or dirt showing when my yard hardly looks different to others in the neighborhood. It felt like harrassment.

Have not received such a notice

I had a brief conversation and we worked things out well

Worst experience.

During a period when we were not at the house, we received a notice about pine straw on our roof. We took care of it immediately. Problem resolved.

N/A

na

Fined for a mailbox

I have been told in early Spring - twice now - that the pine straw isn't covering some area with bushes in my front yard - every winter due to the weather - the pine straw gets moved around - blown away etc. Every Spring I have it replaced - but usually I get a citation in the in-between times. I have written to the CSA enforcement folks at least 6 times by email in the past 2 years - to clarify intent and timing - and have never received even an acknowledgement to my inquiries. I was also told by someone connected to the CSA Board that the violation most like resulted from a complaining neighbor - although none of my neighbors have "fessed up" and if this is not the case - I find it dangerous to suggest those origins.

None

As I mentioned previously, I received a notification that a trash can was out of my service yard on my driveway. (My trash company is supposed to leave the cans in the service yard.) I received an email that day and days later a letter in the mail with a color photograph. I called my house the day I received the email and the cans had been put back into the service yard prior to my call. I have personally seen trash pick up companies leaving trash cans out on people's driveways. It seems to make more sense to give people a day or so to resolve a problem they did not cause before the effort and expense is done to notify someone of a problem that has already been resolved.

Response

A notice was given for work being performed without a permit. The situation was resolved within a few days and work resumed

They asked us to remove our propane tank - which we did but now cannot use the fireplace

FAIR

N/A

I got a notice that one of my ballads on my deck was broken. Gave me 30 days to fix. No issue

None

.N/a

The CSA Standards Department is not trying to work with property owners to maintain standards. It is trying to penalize owners by draconian methods without taking into account why a situation exists. I have some bare ground in the drainage ditch in front of my house. No grass or ground cover will grow there because it floods with a hard rain. I received a citation for that. I discussed this with one of the department staff when they came down the street in their truck. I was told it had to be fixed regardless. My neighbor received a citation for straw on his roof even though the straw was still falling from the trees. A friend of ours had planted flowers and had removed the ground cover temporarily until the plants had reached several inches high. She was cited for insufficient ground cover. In all 3 cases we tried to contact the Standards department to discuss the issues but no one returned our calls. The department is poorly run and the employees poorly trained and supervised. This is not how a community like Sea Pines should operate

n/a

N/A

N/A

N/A

For algae on garage

N/A

We received a violation warning shortly after a series of heavy flooding rains that there was moss / algae growing on driveway. There really wasn't a solution other than the sun coming out.

Refer to my answer to previous question. Again some citations seem nit picky. I have had neighbors get citations for various issues with leaves on ground/driveway....issued only days after rain/wind storm. It would have been reasonable to consider circumstances before issuing citations. Citations can play very useful role in overall standards management, but focus time/energy on more serious issues.

Have not

No

Response

Two years ago our renters had their stuff all over our front yard, glad to see CSA get that addressed quickly

The experience was fine. The violation was discussed to my understanding what was required. Allowance were made do to my being away when the violation was noticed. The violation was easily taken care of with food conversation to support the activity.

We had several very old azalea bushes removed one Tuesday afternoon last year (or the year before) by our landscaper. Before our landscaper could return to lay down a LOT of pine straw very next day, we had received a letter from the CSA about this infraction. In May of 2025 we received a letter saying that there was "insufficient ground cover in some of our planting beds". We have a ditch on the left side of our house that carries a lot of water to a big drain during heavy rains. We cannot put pine straw there and we do not put a lot of it close to the edge of the ditch because we don't want to be accused of clogging up the drain.

None

Was a positive experience. I just wish when I attempted to approach the gentleman when they were in front of our house I was able to be told what needed to be done instead of them driving off and then sending me an email the next day. It would have given me the opportunity to get a jump on the issue.

We were cited for a pile of storm debris that was left by the beachwalk by a third party while we were not in residence. The CSA representative was helpful in resolving the matter.

N/A

N/a

A tenant had put a beach towel on the front porch. Why couldn't CSA. Just have knocked on the door to get it removed? Took a lot of calls and emails

None

Very poorly communicated. No consistency on violations

N/A

NA

no

No problem. Just needed to put down more pine straw.

We have not received a notice.

NA

Neighbors have complained about being fined for painting their front door. In our neighborhood we strive to maintain & improve our homes. People comply with standards as much as possible and should not be aggressively fined for minor issues

I have received violation notices for needing to cover my lawn with mulch or pine straw because leaves were no longer acceptable. I then heard that requirement was dropped after so spent &1000 for pine straw. My second and third and fourth violation came for not power washing my driveway of black substance. I told repeatedly that I did not have outside water

Response

and was getting that repaired and was told my 3 people in your office that I was given extended time to complete the task. I then received notifications of fines of \$100.00, then \$200.00 and then \$300.00. Emails and phone calls did not help. I was told I could ask that the fines be waived because there was evidence that I had called with info that I would have the power washing completed in early November even though I was told I had until January. Violations do not seem to be consistently given because I have seen MANY driveways that were much worse than mine and bicycles are in front yards all over Sea Pines. Be consistent and better your communications!!!!

We received a notice about mold on a fence that was behind bushes right at the end of winter. We responded that the whole house was being painted soon and that would be taken care of. We received no response to that. A neighbor did the same and kept getting notices and threat of a fine.

As I previously said, we have had violations which we have worked with our property management to resolve, and ultimately eliminate, but it's not easy. Another thing we can't easily control is when the trash collectors don't shut the service yard gate or leave a barrel exposed. For a while I thought your inspectors were camped outside my house with their cameras at the ready.

None

N/A

N/A

We were told we must apply mulch or pine straw to cover the sand in the front of our home. The area is too large for mulch cover and watering grass in this climate is irresponsible in our view so pine straw was our only option. I find layering pine straw a dangerous practice, given the amount of copperheads we have on the island. Pine straw is a great place to hide. Also, being instructed as to HOW we must apply it is way out of line. I felt the letter we received was bordering on rude. Our neighbor also received a notice and that was absurd! They mulch every year and have a beautiful front yard. Rant over.

we had a christmas light stuck in the tree(not on and we obviously wanted down) and got a notice saying it needed to come down quickly. seems a bit much.

Have not

Never had one. Our property is in Heritage Villas and it is run very tightly, strictly. That helps all parties.

None

Needed pine straw so we got some!

Did not

None

N/A

Unprofessional and inconsistent

Response

It was ok. I was contacted regarding a violation that turned out not to be at my house. The person who captured the violation made a mistake as the violation was at a neighbor's house. It was good that they sent a picture showing the neighbor's house so it was easy to spot the mistake, but it took effort to clear it up as I lived out of state and had to call for help. It was eventually resolved.

I received a violation for having pine needles on my roof. I think a disgruntled neighbor complained. The issue was that this was not violation worthy. There were not my needles on my garage roof and so many houses on the street were worse. Just because a neighbor complained doesn't mean you have to cite a problem. It would've been better to tell this person that it didn't warrant a violation.

NA

Cited 3 times. First 2 resolved by re-inspection. No direct contact. Last citation I talked to staff to clarify the problem. They were very courteous and explained that bike parked on driveway with wagon attached is OK but couldn't leave the beach toys in the wagon if it was in front of house. Beach toys can't be visible from street even if neatly stored in a wagon ready to go to beach. No complaints with staff they were nice, but I think the rules are ridiculous for a beach community who thrives off of vacationers.

Our property management team took it upon themselves to interact with Sea Pines to see that the violation was resolved as a mistake on the CSAs part. See prior question.

NA

N/A

Feels punitive

We have no idea our mailbox was considered a problem, but we took care of it immediately (as soon as one of us family members were in residence), photographed it and got the violation suspended. Still rather embarrassing and totally unnecessary - could have sent us a note and we would have handled it immediately instead of all the hoopla!

Mostly they were warnings for renters violating the bikes being lined up correctly or towels on the porch and they were quickly handled by property management

I have not.

We were told our driveway needed to be cleared off faster after a rainstorm. We have a landscaper that clears everything off every 2 weeks. We keep our property very nice. I thought it was a bit heavy handed

NA

I received a letter on more than one occasion about a build up of pine straw on the roof. I forwarded it to our landscaper who blew off the roof and sent pictures which I forwarded. That cleared the violation.

None.

When we were given such a short amount of time to rectify, we explained our circumstances and it was extended.

Response

NA

NA

UGH!!!

Nonw

Na

Notification was in my opinion was nitpicking. A landscaped area not well seen from the street was our issue. It provided a 30 day resolution timeframe which is difficult with the current shortage of workers doing quality work. Once work was completed, just under the 30 day deadline I provided email notification. It was months after my notification that I received a notification that my issues was closed, not acceptable.

Very open to discussion and flexible on remedies.

N/A

Not applicable

Parking was full at Tower Club, however, many of the cars were not owned by sea pines residents (per guard) Why weren't they towed?

Citations would not have been necessary if your patrol had a little leeway and not be so quick to issue them. We have received many. Bicycles in driveway-they are there waiting for bike company to pick up-just to name an issue

I received an absolutely ridiculous notice. It was insulting and wildly inappropriate. I sent a scathing e-mail to the inspector, then went directly to Sam Bennett. Sam quickly responded and had the supervisor drive by my home. He immediately got back to me and notified me that I could consider the matter closed. There was no apology, however.

We received a violation because a company left a dumpster on wheels. I notified the contractor, and he removed it the next day. I did not need to contact CSA.

We received one for mold on the roof. There was no interaction. I responded when we had it cleaned and asked that they acknowledge receipt of my letter and closure of the issue. I received no response.

Stuoid

na

Received notice that mistaken my home address which was actual for my neighbor's violation (rental property); Department quickly resolved the matter when I called.

N/A

It seems fairly rude and threatening even for first warning

Exposed dirt it was easy to fix

A construction vehicle was apparently parked in our driveway one night and it was removed as it would've been without the notice

Response

n/a

n/a

When we were on vacation, a new recycle bin was delivered to our home by the garbage company and was not placed in the enclosed area where the cans are stored. We received a notice from the CSA CSD - I think. While I appreciate the notice, there was nothing we could do until we returned from our trip.

fair enough

none received

Never received a notice in 40 years in SP.

none

NA

N/a

I received a notice over a year ago about the visibility of an air conditioning unit and called and left several messages to discuss. I never received a call back. I have since sold the villa

I have not.

None

Fair and reasonable

Can't remember if 2 or 3 years ago - We received a green mildew on short stucco wall violation after lots of rain in the spring. When I called around pressure washers, it was going to be several months out. I called Ryan to discuss that I could bring my pressure washers and do it myself but not within the 10 days. Ryan extended the time and we were able to fix it. Working with Ryan was pretty easy since I proposed a workable solution. We did notice alot of other walls with mildew along the leisure trails. No clue if they had also been flagged but I was happy with Ryan's willingness to work with us

Only once and it was very silly. A complaint from CSA plus photo of a trash can at the end of our drive. It took 2 phone calls and an e-mail to explain. I have NO control over Waste Management

Guests parking on street- nicely resolved

N/A

Never received

Yes. I received a violation notification that took me by surprise. It said I needed more decorative mulch around the palm tree in my front yard. I had my house built in 1997 and this was the first and hopefully only notice I receive. I have my yard and lawn cared for by an outside source once a week. Mulch and pine straw is laid periodically I contacted the Community Standards Department through email and told them I would get it taken care of. They said fine and that was the last I heard about the violation.

Response

It was not a violations, but we struggled getting remodel plans approved for months and never could get any type of detailed explanation of why the home didn't meet the standards. They would reject and not give details as to what they wanted in the plans. It wasted time and money for everyone. Eventually, after 5 submissions the plans were approved. We would've been happy to accommodate the CSA had they given us better explanations as to the expectations.

Already did stupid email calls on vacation for too much line straw in driveway Ryan said now that I know you're FT sorry won't bother you focus on big items

I did get a warning about my trash cans and I appreciate the warning because I did not know. Also I was in the middle of a renovation and I was just crying to help the trash people out!!

N/a

Drive by, picture taken of a piece of sports equipment left outside will in having lunch. Later a few days came letter and picture

Have not received a violation

NA

none

We've received 2 that were due to renters leaving a towel on a bike and obviously nothing came of it because when they came back to check there were new renters here.

None

no

We were cited for needing more pine straw, but we had just replaced our sod and had already contracted for the pine straw. Yet, the yard down the street is horrible.

none

No

I have lived here for 16 years and never received any kind of violation until last year. Last year, I received a violation for parking a car across the road. I have done this many times in the past and never an issue. I also got stopped about a month ago in Sea Pines for dong 37 in a 30 on plantation drive, which I really thought was a 35 mph speed limit. I got a warning but the older silver headed officer was not very friendly and told me he gave me a warning but unfortunately if I got stopped again in the next 2 years that this would show up on my record and I would get a ticket. And yet the neighbors to the left of me have a rental property with trash cans that are not in a yard, and I am continually picking up trash that animals have transferred to my property. I have not complained about my neighbors though, very nice people.

We had 2 violations last year (our first) where one was for garbage cans not put back in the proper space after WM collected. I don't know if this was WM's fault or the renters as when we are here WM has always put them back where they belong. The second was for a renter leaving exterior lights in 24/7. We resolved both issues quickly and my interactions with CSA were very good.

Response

NA

We received a violation regarding a trash can in front of the house. We were given time to bring it in. They were reasonable about it.

No I haven't

haven't had one.

N/A

Not applicable

I have not received one but Ryan Kash was very helpful when we had mailbox issues.

N/A

no

Received a violation for tree debris in my yard. The debris was removed the day it was create by my vendor. Someone wasted a lot of time an energy and resources writing us up, in my opinion "jumped the gun"

None

It was an over reaction by a neighbor that Comm Standards passed on and created more angst that was later dismissed.

None

N/A

most of the time, someone will complain and informant is nice, on occasion they have been overly scolding :) we also live in an area that has had very sensitive and complaining full-timers, and one moved away, so it will be interesting to see.

Well managed

None

I have never received a violation notice.

Got a picture and letter of my front lawn where straw doesn't stay due to slope and lawn company using blowers. I see many other properties in much worse shape. In the past i received a letter saying my property was in wonderful shape, Nice to see it was recognized. I am tired of buying beautiful planting to only see the deer have a feast. I have been a homeowner for over 35 years and the last 5 or so have seen the deer issue get worse. I called to see what our deer manage policy is to only get no answer,

We have received a couple. One was because the officer went behind our house The other for a dumpster that was not ours. Violations seem to be randomly enforced at times.

I have a very large yard and cannot always keep it in ideal condition. I've been able to work with CSA/ARB most of the time.

N/A

Response

Had to have conversations about applying the standards logically.

Corrected complaint. No issue

The process was fine and my interaction with the Department was fine. The Department representative actually was reasonable and very professional. But, I thought the notice itself was unnecessarily picky.

Notified by letter that we were in violation of lack of ground cover in one area. We spread mulch and remedied the situation. There was no further interaction.

I have not. My neighbor seems to get at least one every year - foundation stucco is showing, the driveway needs pressure washing, there is some mildew on the side of the house, dirt is visible in the narrow strip between the side of their house and the side of ours. Can that even be seen by someone just driving by on the road?

No violations

I have received a couple notices and issue was addressed with rental company and then renters or I have taken care of issue if I was in town. No issues with interactions with CSA department.

I have circular driveway Put out cones to prevent vendors from using it as turnaround. Got a citation and fine with no prior warning. Never knew it was a violation.

Was asked to remove mold from outside of house and clean driveway; thought it was extremely picky considering we had just remodeled the entire outside of the home. Not sure why we were targeted for that type of enforcement when there are many other homes with dirty driveways and some exterior mold.

They sent a letter to the wrong family. Should have gone to the builder next door

WAS TAGGED FOR MINOR VIOLATIONS LIKE A LITTLE MOSS ON GARAGE ROOF AND GREEN ON A DRIVEWAY. THOUGHT ENFORCER WAS OVER AGGRESSIVE AND WE WERE TARGETED.

I have received a couple of notifications over what I thought were minor infractions. They were corrected and I had no other interaction other than receiving the notice

We received a violation for having our garbage cans in sight of the road. We received the violation twice. The communication was clear and gave us a chance to remedy the situation. I am concerned as this is a rental property and the garbage company does not put the cans back out of sight. We ask the guests to do so but they do not always adhere to the guidelines.

Not applicable

I received a minor violation I think two years ago for having my white lights on my outdoor banister too late. I was surprised that I received a paper letter. A phone call or email would have done the job.

No

N/A

I have not

Response

NA

Does not apply

Yes, I received a notice about trash can just outside my garage (only out for 2 hours on pickup day) It was termed "curbside pickup" which isn't allowed. I've lived here for over 40 years and have never been able to keep trash in the courtyard because of raccoons. The notice made me mad and I thought it was ridiculous.

We received a notice because there is a kayak stand next to our condo unit. However, the stand was installed by the Port Villas regime (along with several other kayak stands) and we didn't have anything to do with that (although we really appreciate having it there and use it). We contacted the regime and they handled it from there.

Terribly inconvenient to require an in person discussion when it could be accomplished over the phone or via email. Takes very long (months) to receive a satisfactory all clear email. It's like the property owners are assumed to be criminal violators. Focus on the big things, not all the little nits.

We get sited for our renters leaving towels on the back patio. Our management company then reaches out to the renters asking them to comply with standards.

N/A

None

Neighbor next-door complained that my leaves had fallen into his pool! The Sea Pines monitor actually called me about this ridiculous complaint. There are a lot of trees around here so I don't know why this neighbor would have identified my particular tree as shedding the exact leaf that got into his pool, but I was astounded that I received a phone call from the monitor about this

N/A

N/A

None

Frustrating, as I was violating a new standard I was not aware of. Since CSA did not communicate this new standard to the community, I had to question how the new standard was approved. The community standards dept. was willing to compromise on a timeline as they had issued hundreds of violation notices for this new standard.

N/A

I received a notice regarding exterior mold. It took me awhile to get a contractor to come out. I notified the Department of the delay and they acknowledged the need for more time.

I have received a couple violation notices when renters left things out on our porch or in front of the house. In my opinion, the notification process is rather "sterile". We are property owners. We are your customers. Let me repeat that. We as property owners are your customers and CSA is here to serve us.

What interaction?

None

Response

None

Never and as a matter of fact, we received a 'thank you' for maintaining our property as per Sea Pines standards.

N/A

N/A

N/A

We received a violation regarding our mailbox, as did most people on our street. I didn't fight it because the mailbox was rusty. We just bought a new mailbox and they installed it. I do find it hilarious that the mailbox wood holder is rotten and broken in some places and they don't fix that. We have all these new, beautiful mailboxes mounted to the rotten holder.

N/A have not recd one

N/a

NA

experience has been OK, problem was corrected

It was a notice of a chair in the driveway which was only there for less than the amount of time it took to go through the front door and open the garage from inside. We chose to ignore

Experience was great. We were switching landscapers and there was a miscommunication with the new landscaper so the grass got too long. We received a very nice notice and were given a fair amount of time to resolve it which we did quickly

The concrete front steps to my house have a tendency to gather mildew. There have been several instances where pictures have been emailed to me showing this condition with a request that it be resolved. In each case I contacted my landscape person to pressure wash the steps which resolved the issue.

no

have not

No

N/A

We have had a few minor issues (roof needs blown off, more pine straw needs added, etc.) and it was a very easy process. The only issue we have is being out of town, it is a bit stressful to get it done so quickly, but thankfully, we have found companies to help us quickly.

1 for mold under eaves...totally screwy. I complained and they backed off. House kept in impeccable shape 2 was a rental car parked on grass. That one was reasonable and I called the renter to get them to move (why they did that is beyond me as we have a ton of space)

Needed a new mailbox. Got citation current was in bad shape. Agreed. Asked CSA to install the new one when renovations were complete at our house. They did. It was no problem. Well done

Response

Yes, we were told we had to lay mulch over our yard. Where we deliberately remove pine needles during the snake season because we have a dog. We did it in 90 degree heat and to what end.....it doesn't look any better and just makes it easier for critters to hide. I called about the work behind my house with the paving and stones being laid. I was told no one knows anything about it.....really?? huge dump trucks and paving machines and Community Standards doesn't question what is going on. Why not some transparency?

Beach gear visible in my carport and a trash can. Once noticed, received daily notices despite that it had been removed and then again every day until that guest left.

Have not

no violation notice

NA

Leaves on the roof, CSA Standards was flexible

n/a

It was regarding debris in my driveway after a storm. They took a picture of my driveway and send it to me that I had not cleaned it up quickly enough.

N/A

I have not.

We complied and cleaned off the green stain

We received a letter because our driveway light was lit after 10pm. It was on so that when we got home that night we could see the walkway.

No violation

Does not apply

standards inconsistent may change without notice penalties have no teeth

NA

We had an issue with mold on an outside wall and explained we would take care of it on our next visit which was right outside the 30 day period and they were ok with it.

I had some spot paint/repair work done on the outside of our home and received a violation for not getting a permit from CSA. Felt this was unnecessary as we were painting the same color and not painting the whole house.

N/A

N/A

NA

We received one letter about two years ago concerning the ground cover on our property. Because of the numerous trees on our property, grass will not grow, so we covered the areas with a combination of pine straw and fallen leaves. I will admit that the ground cover did not

Response

cover 100% of the property, but we did our best to make it work. I was surprised when we received the letter and started looking at other properties that were similar to ours (incomplete ground cover). The letter suggested mulch and/or pine straw, but we like the appearance of the natural cover. I sent a reply to CSA and shortly thereafter, I understand that the standards were changed to permit natural cover. I got over it quickly and feel that the rules are being enforced properly.

N/A

na

It seems like there are three departments (people) involved and they do not talk amongst themselves.

None

NA

Several years ago, we received a nasty letter demanding that we repair some weather damage to our stucco. The work was already scheduled, depending on the weather, when we received the letter.. In addition, we occupy our home 24/7, and no one from CSA left us a note or contacted us directly Re: any problems. Such behavior certainly is not up to desirable community standards.

A blower used on Sunday

NA

None

I received a letter that my roof/gutters had too many pine needles. I had my landscaper clean it and I received a letter that the violation was satisfied.

The person we talked to in one case acknowledged that the claimed violation was not actually visible. In another, the unit was not ours. At that level, the response felt reasonable and realistic.

I have, and was fine with process

I had summer rentals and got a notification about bicycles being in view from the street. I informed the property manager to tell the guest to put their bikes in the garage which was fine but I live here for 10 months out of the year and there are always tons of bikes in the front yards of all the other "full time" rentals on my street. It seemed funny that I was sent such a harsh letter for a one time occurrence with a renter.

N/A

Pine straw on the roof.... it has always been removed. But, when the notice comes during a particularly windy time period, it may take more than a week to rectify the situation. Weather should be a factor in these notices.

We did get a violation notice. We immediately contact our landscaper and they started fixing the problem within 5 days but ran out of pine straw and had to come back the next week with more. It does seem that the amount they were able to cover the fix week seemed to satisfy the violation. I was surprised by the violation because the covenants had said you need to

Response

routinely remove excessive amounts of leaves and when our landscaper cleaned them up that week, we got a violation and had to put down pine straw. We know the trees will just dump more leaves right away and start covering the pine straw. So, we told them if they need to clean up the leaves, make sure the pine straw is covering still.

no

Na

Have not.

Did not receive any violation notices

During remodeling/reconstruction of our Canvasback home, we received a notice/warning over some unfinished wood on our porch railing. The railing was in the process of being rebuilt. We had no trouble explaining the reason for the temporary (a couple of days) and it was quickly finished as scheduled.

I believe there were bicycles all over the driveway. Process was fine and we took care of the situation by notifying our property management company and letting them handle with the guests

Needed pine straw on shoulder of property to cover bare spot. Had pine straw delivered and spread. No problems with process and interaction.

I received a citation via Ryan Cash concerning renters leaving beach towels draped over the railings on balconies at my home. I alerted my property managers so they could alert the renters and I also dealt with Ryan directly, who was more than understanding and cordial to work with. Problem addressed and problem solved, no worries.

N/A

WE replaced some rotten siding in advance of repainting and were received a summons. Then we learned that we needed a permit to paint the same color. Why is this something that needs a permit. It is standard maintenance and nobody's business if we repaint or replace a rotten board. The existence of this body seems like overkill, an activity that draws those with too much time on their hands. It is overly intrusive and when enforced for small needed changes overly punitive. IT should be for major changes only.

While away for the summer I received an email regarding failed vegetation. It was not the most pleasant message, but it was accurate and I contracted for the problem to be addressed.

Live oak leaves on pine straw in the spring. They fall for about 6w, at which time I have them cleaned up and new straw laid down. Asking for cleanup 2w in is ridiculous

Process was an easy phone call. Person was professional and courteous. They made a mistake and thought the violation was my property when infact it was next door.

Disappointing to have to pay a fee to apply for approval for replacement/improvement of existing structures.

None

We have received a violation notice and my husband interacted with them. Therefore I can't comment

Response

Simple

Landscaping notice without understanding SC native plant as a basis for Sea Pines existence

None

not in 39 years....

N/A

N/A

AS I just expressed -- I did not know that we had community standards any more.

They were fairly easy once we contacted them.

It was about the pine straw on my roof and I was shocked! Because I keep a neat property and it just happened to be after a bunch of pine straw fell on my roof

It applicable

I have not, but have called attention to a very poor and unsightly attempt to hold back Lawton Ditch from naturally claiming land at a home on Oyster Landing. I can't believe that the solution that was installed had any sort of permitting or approval. s I did speak via phone to Ryan Kash regarding this issue several weeks ago, but don't know if he has had a chance to view and access the issue.

I got sighted for a row of concrete blocks in my yard within two days. I report things and nothing seems to happen/ change.

I did for leaving items on my front porch. It was something that we knew was unacceptable and was there for a very short period of time and thought it was unwarranted to get a notification

Not Applicable

Mulch needed in front yard. Resolved.

Very frustrating, but when Ryan gets involved he makes things right. Our Community Standards Department is great for our community and we wholeheartedly support their efforts.

none

NA

N/A

My husband is extremely ill and we have not been able to visit as we always did in the past. The issues were addressed immediately I received the letters.

Had trouble getting anyone to respond to my call. Person on phone didn't seem to know a lot about directing me to the appropriate person

N/A

We've received one for pine straw accumulating on our roof, that was one weeks worth, as our landscaper did not come that week due to illness. We also received a letter regarding

Response

debris in our front yard shortly after a storm, again, our landscaper was hired to come and take care of it as we were both recovering from surgery. Our neighbors who only rent their home had their debris there for months

Yes, concerning ground cover. Usually in February before the landscapers start their spring clean up and spruce up. Also due to a fallen palm branch. We were not there and the landscapers were due at the end of the week. I could see it on my camera.

Received no violation notices

Not applicable.

None

Received notice of condition of mailbox a little over 2 years ago. Committee was correct in assessment. Workers that replaced mailbox did a great job.

NA

Yes. Handled nicely

N/A

None

none

None

NA

NONE RECEIVED

Received notification of green on side of garage. Fixed it within 2 weeks? Communication was terrific but felt it was really noticeable to the average person

N/a

none

The Community Standards Patrol has targeted our home at 99 Club Course Drive 4 times for not having as much mulch needed to cover bare spots. the last time was today 1/21 as he sat in your truck taking photographs of our home which I consider an invasion of our privacy Three times we have rectified the situation and received an approval from Sea Pines the last approval was just two weeks ago.. I totally resent your agent sitting in your truck spying on our house and posting photos...then sending threatening emails. I hope your employee is aware that the winter fall of the oak leaves leaves little remaining ground cover. once the leaves are removed because they are unacceptable, and fresh mulch is in place more leaves accumulate and are removed and there goes the mulch again. We as responsible home owners in SeaPines for 26 years have spent a good deal of money replacing mulch to conform to SP community standards. I do think that your mulch patrol agent need to take another route and see the real offenders to community standards.

N/A

N/A

Response

Garbage can in wrong place. All ok with me. We rent through Sea Pines.

I answered this on the previous pages. I would prefer that one receive a warning by email that a potential violation has been noticed and let you take care of it (or not) before an official violation is recorded. For my second violation, I filled out the form requesting more time, but apparently no one saw the request. I was sent a message saying that I was fined \$100, but they rescinded it and apologized after I pointed out the request form.

I have no grass. I received a notice I needed to take up leaf debris that was covering the bare areas

n/a

We really did not have any interaction. We accepted the violation as written and took corrective action.

N/A

for the standards like straw pine, we're fine for a towel or a bike being left for a very short while in the yard dissatisfied

No problem whatsoever

not applicable

N/A. Just moved here last week.

A simple matter where a guest left a beach item on the driveway which was resolved within a few minutes after notification resulted in several formal communications including the receipt of a registered letter. This was overkill and a waste of precious resources.

N/A

mold on roof. I mitigated even though I noted a least half a dozed homes with similar or worse conditions

NA

We are relatively new to Sea Pines and were not aware of all the HOA processes. We were notified about something we were doing that required approval in a very respectful way---and the process was explained with understanding and professionalism. It was more of a neighborly interaction, which we appreciated.

A bit picky

NA

N/A

See the previous response. A new process needs to be designed to help the limited number staff focus on the most urgent problems and allow the homeowner to respond and be heard within a reasonable period of time.

N/A

Response

We had one notice for a renter who was hanging towels on the front porch railing. To me, this was justified and we immediately had our rental company at that time deal with the situation.

got the problem fixed. But there does not seem to be a time period that the violation existed before a notice was sent.

NA

I have not received any violation notices

NA

No

Two issues cited for conditions that have not changed in 10 years. While others get no notice for current problems.

N/A. We have only lived in Sea Pines since July and have never received a violation notice

N/A

Have not only know what is said either by neighbors or on social media. Room for improvement and consistency exist.

no

n/a

We received an email that the outside of our fence needed to be cleaned. We had it power washed and that resolved the issue

We received a warning that we didn't have a building permit during an extensive Reno. however it was exactly where it had been for months. Replied to the email with that information and a photo of the permit posted at our front door, but never received any response.

none

Need to add pine straw to my property, but neighbor never(12years) had to!

I had two car covers, as I hadn't realized the limit was just one. The notice and process for resolving the issue were fair and handled well. I felt like I was being "reminded" and not "reprimanded".

N/A

One "official" gave permission for a temporary deterrent to construction vehicles driving on my yard, and another sent a violation letter. It was resolved with a couple phone calls and revisit. Lots is wasted time.

NA

NA

Have not received any.

None received.

Response

N/A

N/A

N/A

Honestly the violation was very petty and I don't think it warranted a notification. I took care of the complaint and the process was relatively simple.

N/a

n/a

We received a violation notice related to insufficient ground cover during the winter months, a period characterized by frequent storms. The timing of the notice was somewhat perplexing, particularly given the prevalence of properties in a far less compliant state within the community. We anticipate that numerous other residents have also received violations. We are unaware of any reports or data that provide property owners with insights into the number, type, location by month, or remediation of violations. The Standards Department has always been professional, responsive and importantly reasonable at all times. Our landscaping company was terminated due to their practices. It has since come to our attention that these vendors and suppliers are knowledgeable about the Sea Pines standards. They implemented strategies to ensure continuous expenditures on mulch and pine straw throughout the year. Their leaf blowing activities resulted in ground cover being dispersed onto the street, which perpetuated our financial dependence on their services. It is recommended that the Standards Board implement oversight of landscaping companies to prevent property owners from incurring redundant expenses. A certification process, requiring landscaping service providers to affirm their adherence to community standards and property maintenance guidelines, could be beneficial. Furthermore, regular audits could enhance compliance and provide cost savings for the community.

Good

The experience was fine. We had some bushes that needed to be trimmed, so not a big deal.

N/A

I have not received a violation in the past two years. A while back, we did get a call after 11pm at night because friends had left a skido in the driveway. Given the hour of the call, I thought the house was on fire. In addition, the person on the phone had a very angry tone.

Felt like the notification was harsh and threatening. Once we discussed verbally, CSA was more accommodating and made it easier to respond.

As noted, the communication has been clear and friendly and I've been given the opportunity to remediate. I just don't know why anyone cares.

I have received several letters and forwarded them to my rental company and never heard anything back from either the rental company or CSA. I assume the issues were resolved.

Process for my mildew on my house was identified and corrected. No problems

Have received 2. See previous comments.

The department was flexible and professional

Response

I was informed that I needed to powerwash my house. I was waiting for the painters to do so but I went ahead and hired someone to do the work ASAP . This was after several days of rain and I am not sure it was much of a problem but I did as asked. I am in favor of doing what is needed to keep us looking great. I called to thank CSA for the heads up. I'd say they were surprised.

None

I have not

Have not received anything

I mentioned 2 prior violations but do not recall if they were in the past 2 years. See Question 3 comments for my experiences.

no

No violation.

N/A

The person had to pull all the way into my driveway to see the issue, as proven by the photo in one case. I don't think that constitutes a violation if you can't see it from the street. I also received a notice about a water table that was out for less than a day because my kids were playing with it. I think the letters are unnecessarily unfriendly (bordering on nasty). I wish it were a dialogue instead of a one-sided reprimand.

Pine Straw notice in January after landscaping company had blown off the straw for months. Was already on the schedule for Mulch. Very angry they took pictures. When other properties we're unattended for a very long time Seemed as if one guy was justifying his job

I received a letter and called for clarification. After I fixed the issue I received a note saying everything is good.

None

i was advised that I had mold on my balcony. I had it removed.

N/A

None

N/A

N/A

I was given a violation notice of dirt exposed and provided very little time before it was to be rectified. As a home owner who lives in a country outside of the US it was impractical to address the situation before a second notice and fine were levied

Na

NA

NA

Response

n/a

N/A

Due to raccoons, we kept our garbage in our garage. We brought it out on garbage day, and brought the empty cans back into our garage when we returned home from work. CSA drove past our home on those dates and sent us violations on a regular basis. Never did we leave garbage out overnight, but this felt like harassment, and now we take our garbage ourselves.

I've had the driveway violation previously mentioned and was completely dissatisfied. I had 2 others for pine straw on my roof. Both of these were mismanaged, but didn't result in fines. On one of these occasions, I informed the dept. that I was coming down on a particular date and would take care of the problem, which I did. The following day they sent people to my house to make sure I complied. This is very petty and not in the spirit of Sea Pines.

I have not received this

I received a warning for the brightness of the bulb I was using in the lamp post along my driveway. That light is literally intended to illuminate the driveway to ensure safety when arriving or leaving my property.....it needs to be bright enough to do its job. Further, the light isn't located within 100 feet of another home so I'm sure it couldn't possibly be bothering anyone other than the community standards person driving by in their pickup.

prompt notice and quickly fixed

It went well

N/A

Too much bare dirt in garden beds

N/A

It was a ridiculous situation. I had a violation for the mail box and was barely given adequate time to correct appears CSA looking for excuses to fine homeowners

There was a bare area adjacent to my yard. It wasn't ugly, and there were no weeds on it. I received a citation that said that I had to spread pine straw over the area. It was not worth the hassle of discussing the issue with CSA, and I spread pine straw. The neighbors actually asked me why I had done it.

Have not received one.

None.

N/A

None.

N/a

None

I have not received one, but I have called about some violations. No action was taken.

Response

I received a notice about debris in my driveway. This was on the off week for my landscape service. I called them and they cleaned up the mess a week early.

N.a.

Totally ridiculous. Just got another follow up from many months ago on an issue with a garbage tote being out at the curb. It was a one day situation. It happened to be the day of the "inspection". I not only fixed the problem, but discontinued service from waste management. Evidently there was another inspection, and I was advised everything was OK. I guess it would be since I'm no longer having trash pick up, but nobody ever asked me. We also somehow got cited for not having proper pressure washing on our driveway. If I needed to, I could find hundreds of driveways as I drive around Sea Pines that were in far worse shape than ours. It is totally ridiculous to me that we are spending resource dollars on permanent residents that live here full-time, and are doing everything they can to comply with the standards, while new construction makes a total mess of our areas and streets, and I'm convinced that unapproved exterior changes to homes and tree removal are going unchecked.

none

N/a

I had a stump from a tree that was not cut flush with the ground. It took me 5 minutes to rectify it once I was notified.

Have not

I hired an attorney as there were multiple notices - clearly retaliation - the same scenarios - moss on the driveway - minor leaf debris on the roof - it is impossible to live in an intentionally canopied area and not have maritime environment. The harassment has ceased for now

NA

NA

Have not received one

I have. Once was to screen a propane tank in my side yard that was not visible from the street. The second was the fact that I temporarily had two cars covered in the driveway at the same time.

no comment

none

Yes, our recycle bin was out for less than 2 hours on our garbage pick up day, I rec'd a call and explain the reason our bin was outside our service area. Never heard back.

Very considerate and reasonable.

One of the shutters on our house deteriorated over the winter and they let us let us know!

Our roof had a little bit of green mold. Little bit!!!

Responses 973 **Answered** 450 **Unanswered** 523

Q5 We are planning to hold educational sessions on the community standards and their enforcement in Sea Pines. What would you like to learn more about in these educational sessions?

Essay

Response

standard enforcement

Yes. If it was virtual or recorded that would be helpful.

No

I would but I'm not yet in SP often enough to... maybe if they were offered online I would attend.

Yes.

Yes

no

Yes!

Yes

What is the greeting process at the security entrance for all visitors and renters. Are they given any handouts for rules and regulations of Sea Pines ? Rules are posted in my property but you never know who reads them

no

yes

What are the most common violations? What percentage of Sea Pines owners receive a citation each year?

Clear language and clear explanations.

Everything! Is there a list of community standards somewhere?

N/a

Yes.

What does Sea Pines plan to do to keep Sea Pines Country Club employees from operating slow-moving mowers and heavy equipment on the streets in the Club Course area? They are unsafe, illegal to operate on a public street, and impede traffic. It's only a matter of time before there is an accident that will result in injuries or a fatality. And what does Sea Pines plan to do to force the Country Club to provide a much better screen to hide the unsightly empty lot they purchased on Club Course Dr.?

Yes

Response

Overview of maybe the less well known standards.

No need. Just post all the rules etc once a year as a reminder.

How to work with ARB to get timely decisions

Not really.

not sure

yes

Yes.

no not at this time

Yes

is there a standards "book" somewhere? On-line? More curious than concerned.

NOT SURE

how to apply for ebike use?

I'd like to learn more about how owners of rental properties and owners of second properties respond to CSA's notices of non-compliance. What is the escalation process? Timelines? Fines?

Unfortunately, at this point I am not. I continue to see inconsistencies in standards and enforcement within my neighborhood and given my experience I would like to interact as little as possible with the CSA Community Standards committee and personnel.

Yes

yes

How are you able to legally form this committee, and how are you able to legally enforce it?

We cannot think of anything right now. It's a nice idea to hold these sessions.

The process in which the community standards are observed to be at fault and the type of enforcement/communication that follows.

yes

Why CSA doesn't maintain common areas to the same standard they require of homeowners.

Depends

What is being looked at and who is enforcing? Security and/or the standards team?

Approval and appeal process.

YES

Response

Are there any constraints on what types and how much fertilizer, pesticides and herbicides are used on lawns and golf courses? Some of these chemicals are toxic and are illegal in European countries. They are carried by runoff to the surrounding marshes where they degrade populations of crustaceans and other sea life.

Review the top 5-10 standards that would mean the most to property owners, particularly full time residents, and how well they have been enforced.

No

Time and place and a prior to the session an outline of the presentation. This will help in bringing forth meaningful discussions.

What they are

yes

Yes

Depends on when held

I'd like to learn more about what the standards are, and how they are enforced. I want to make sure my guests are treated well if they inadvertently violate one of the standards.

Yes.

Have to give us some thought

There are many rundown properties in Sea Pines

yes

Types of violations - a list. Most common violations. How owners are contacted when violation (email, phone, etc). How violations with rentals are handled and understand who is contacted. Can owners report on other owners and what is the process can it be anonymous.

Yeah, I got time for that. (Give me a break.)

Present standards and enforcements vs. what can be improved on

yes

sure

What are the Actual Standards. What are they intended to accomplish. What portion relate to rentals.

Maybe

yes

I would like to see the enforcement focused on the repeat offenders. There also doesn't seem to be a very good understanding of the rules and how they enforce them.

Sure

Response

sure

sure

Yes

Yes.

No

Yes

How to change them to reduce CSA intrusion into personal freedoms.

A short outline or guideline fo the standards would help identify areas for more education and understanding.

I would like to know what Community Standards there are. How has CSA communicated those standards to new residents? Or to old residents who didn't get them when they moved into Sea Pines?

Not sure I understand what you are trying to teach me.

The proper way to enforce the breeze and sight right of way to the ocean.

yes

Probably

Perhaps

Nothing

Yes

Definitely

Nothing comes to mind other than the e-bike issue previously noted.

STR PARKING ENFORCEMENT

yes

Possibly any problem that arise with enforcing the current standards.

How security is trying to enforce the no e-bike rule on our bike paths.

Yes

Will there be a review of the standards to make some of them more realistic? How often are employees trained?

Would like to better understand the appeal process

Specific standards, consistency and info about fines

Everything goes through my HOA.

Response

What is their process?

Enforcement problems and procedures.

Yes

Why things do not appear consistent.

No thank you

It seems as if the Community Standards people send out a lot of violation notices but the follow up seems very lacking. Is it a case of showing their leadership that we are doing our job by showing the number of letters sent out??

Why are dogs ever allowed off their leash on the beach? My kids have been jumped on and scratched. Our food taken from our beach blanket, wet dogs shaking off all over me....they need to be leashed and controlled regardless of time of day.

When and where are they being held as well as who gets a say in the community standards.

Yes

no

Yes

Everything

how can these standards be enhanced

Not needed for us. Tks anyway.

Short term rentals

No

Options for compliance and for seeking relevant modifications

Yes

How enforcement is actually handled and what are the follow up procedures in place to ensure standards are maintained.

Yes

Yes

What the expectations are regarding compliance.

Yes

Nothing. Im pleased with all.

Yes

Na

Response

Just about any relevant topic.

No

A pamphlet with clear listing of standards with explanation of how to submit a comment to someone empowered to explain and respond to concerns

Not sure as I haven't had issues in this regard in my street.

How standards are enforced for those who do NOT rent their second home properties

Yes

Possibly. Like to think that my family reads and keeps up with all the standards since we have been homeowners since the 1990s.

Not really. I would encourage the rental companies to attend.

Yes

When, where and how long will the sessions be.

Set up a small committee of residents to explore ways in which the pedestrian/bike paths can be kept safer. Bike use is an accident ready to happen. Even if they have been accident free or limited Many young and old are fearful to use it walking or biking especially in the high season or any holiday weekend. Mandate or legislate that all bike shops have simple bells on bike handles. Simply signing properly placed can be effective as a reminder for some to slow down. There may be some other great ideas to come from that small committee that can be easily implemented. A second issue is pedestrian crossings for bikers who do not have the right of way but many cars stop suddenly for them who are not aware of that. In the 25 years as a resident I have never seen any communication of that and remember only having been told by others several times. Rental properties should include that info on House or contract instructions as well. Bike shops should require renters to make that a part of what they now have you sign and/or as a minimum have meaningful and prominent signs posted at their locations in Sea Pines or better yet POA or CSA should provide and place them not only at those rental locations throughout the Sea Pines trails.

I would like to learn what these are.

Speed limit in various neighborhoods and enforcement Landscape maintenance

Nothing.

How to report violators. We live on the marsh and how do we enforce line of sight and breeze easement. What to do if a neighbor has never trimmed shrubs and they have become unsightly.

Nothing comes to mind

Why are these standards so important that we have to jump through all these hoops to make improvements to our homes

Not very interested at this time

Yes

Response

It doesn't make any difference what I would like to learn..... nothing will change.

No

ARB objective standards

yes

Why are CSA employees not enforcing the standards and why does no one respond to phone calls regarding the reporting of houses that are non compliant.

Not vaguely interested.

What the community leaders think our focus should be

No

How is the use of e-bikes being monitored?

No

This seems like overkill.

Get to finally enforce the power equipment noise reduction issue for everybody (property owners and commercial users as well as CSA, one standard for everybody). I am waiting for it to become the standard!!!

No

Yes

How the decision on whether to issue a citation is made-

Perhaps.

Maybe just going over things that permits are needed for. I think we all need to be reminded and updated. Sessions would be helpful.

The ARB process with costs. We submitted a painting request and did not receive a response. After 2 months I emailed and asked if it was approved. The next day I received a response that it was rejected...with no explanation or reason why. I had to ask why and was told they didn't like our white windows which had been there for years, prior to our ownership. I submitted another request and asked of another fee was required. No response as yet.

No

Yes

How to inspire guests and visitors understand and follow any guidelines and rules.

Yes

Yes These schedule sessions would probably be best communicated in writing by either zoom video or prose in an email

Yes

Response

why "petty" enforcement in some areas while other blatant violations are overlooked in others

If they are virtual

How does Sea Pines' community standards compare to other communities on HHI - e.g., Wexford, etc.? What changes are envisioned/planned for our community standards? What standards receive the most notifications/reprimands today? What recourse does Sea Pines have if owners refuse to address issues?

yes

rentals and where

I WOULD LOVE TO HEAR MORE. Those who will benefit are those who have 'issues' - but will they be willing to participate also?

sure

What efforts are being made to keep standards met.

Yes

Explanation of all rules

Everything pertinent to quality of life

I'm good. I think most are obvious.

YES

Sure

Why can't they actually do anything

If it's convenient to my schedule I would be interested.

This is good but don't be bitchy with people. The guy in the past was over the top and it came off very rude. Be willing to give grace

Yes

Yes

No

Yes

yes

No

No. I respect the job that the CSA has before them. Many people complain but really have never been in their shoes. I've served on HOA boards in the past. While I respect their job and the quality of Sea Pines is wonderful, they could be more efficient.

All the rules and as new ones why added or changed

Response

Need to get information out to people. Community meetings like quarterly would be good way to learn things about Sea Pines plus meet board members and people in our community

The rights of neighbor to changes of a community standards before approval process

We are selling our house so will not be attending

The guidelines for ARB. Are there standard guidelines or does it depend.....

I cannot think of anything

I'd like to know what the standards actually are.

I feel the sessions should be directed towards employees rather than owners.

yes

No

Yes

yes

Yes

no

Boundaries

Yes

Yes

no

Sure

Plans for the pool

I would like you to invite your gate staff to go to those sessions and also the SP Security officers and tell visitors about not stopping to let bikers cross the road on Greenwood Drive. Rear ends happen all the time. The problem is lack of communication with day visitors and renters.

No thank you

As mentioned: Lagoon management standards and responsibilities along with new construction standards, variance approvals and follow up. Do we review and update standards to be fair and reasonable and consistent?

Please publish your findings so that those who could not attend will stay informed.

We're not in town much so we don't know.

yes, hope they are via zoom

Response

Yes By email not by a meeting

Yes

Just keeping our lovely community in the best possible shape.

Teach people to think before they react!

I'm up to speed thanks

what training is given to the Community Standards officers to try to be consistent with enforcement.

How surveys are sent out and the results should be presented as full time residents, part time residents and renters only. I don't feel renters should be able to influence the outcome of surveys.

Definitely not

Yes

Lighting regulations and noise limits for power blowers

Yes

FAQs on the standards (landscaping, signage, mailboxes, etc.)

what can we do to lessen the effects of deer so our standards can be not only met but exceeded,

No

How enforcement actions occur and how diligent the process is with respect to fines, property liens, etc. Why current rules only appear to apply to new builds and renovations and not to existing homes

Not sure. How many people do we need for code enforced to truly do code enforcement and not become over zealous. Explaining what it takes to do the job and why might help us understand why we have multiple.

I would want to know if there have been any recent changes regarding the community standards

Yes or at least provide material for education.

Process and enforcement

Education on why the standards are in place. For example why is up lighting prohibited on psalm trees but are applied randomly

Where does all the ARB money go?

Who is responsible for enforcement of community standards within Sea Pines and how do they learn of violations.

I can read the restrictions and regulations. I don't need to attend a class.

Response

Send them electronically before any sessions so we know what they are and can discuss

Would like to know what standards are enforced.

Sure

NO

yes

Yes

I would very much like to see someone from the Mulch Department give an educational session about how the debris areas and free mulch cycle works. No plastic! Makes our yards look trashy and it's dangerous to wildlife.

Yes

Will you list the standards for specific review?

Yes!

Yes

Yes

yes

Yes

yes

Yes

I'm open to learning more

Alcohol and noise regulations on the beach, how rentals get info to renters about how to walk to beach

Yes

Id like to see a different slant on educating homeowners about reasons for native plants and trees that attract birds and pollinators. That would create much healthier landscape.

Nothing specific comes to mind.

Yes

Yes.

How to get standards enforced when you are dealing with your neighbor's renters violation in the middle of the night.

Yes

Response

Nothing comes to mind but we may join to hear what others are both happy and unhappy with. Both are important.

What's Sea Pines corporation's responsibilities are to maintain their own properties?

No

Don't know

What is in the future

Sure, as long as it includes how some of the newer standards are developed and the approval process.

yes. We have had neighbors given notices for tiny things and the rental houses for some reason don't seem to get similar notices.

How CSA enforces standards without neighbors having to inform on neighbors to bring violations to CSA's attention.

Why certain work, such as rebuilding a deck without making any changes requires approval.

yes, even if i am not able to attend. the presentation, at least in summary, should be made available.

Yes

Need clarity on the standards. The decision making seems arbitrary without any advice or counsel from the ARB or CSA.

What they are actually looking for, and if anyone else is responsible.

If it is viewable on youtube, for example, yes that would be informative. I am not interested in attending a meeting.

Traffic congestion

Everything

yes

Yes

YES

yes

I understand that the resort and commercial are running businesses with profitability needs, but that does not justify giving them a pass on requirements that you impose on homeowners. would like to hear some discussion on how this problem can be addressed. Also wonder if there is any interest in trying to define "zones" within Sea Pines to help coordinate landscaping and garbage pick up on certain days. this may help with traffic and noise management.

what are the community standards?

Response

who and how enforcement is handled

Justify the budget and the amount of people needed

exterior color selections, tree removals, exterior lighting

yes

Nothing in particular comes to mind.

yes

Enforcement limitations

yes

Yes

Yes

I'm good

Where can i get a copy to print for my home?

Yes

sure

Would prefer to first have clear written communications...then maybe meeting

no

yes, but are these educational sessions telling property owners what needs to be done without any consideration to property owners' rights and values to their property aesthetic. I understand the POA does not enforce the Community Standards what I'm asking for is the POA represent property owner's rights and thoughts on these issues. Owners do not have the resources nor the want to have our properties look like a 5 star resort. We want clean respectful natural looking homes and yards in a beautiful natural area of South Carolina.

yes

No

Yes

How to better inform guests and get them to comply!

No thanks

Yes

How are the standards enforced

What are they?

Yes

Response

Ok

Excessive outdoor lighting.

Yes, especially if they are available online

Yes

Nothing. I read the Sea Pines by laws and amendments. It's just changed so much since the early 80's/90s when there was just request followed by compliance. Very neighborly. This new strategy is coming off greed oriented.

why CSA CANNOT PENALIZE HOME OWNERS WHO DO NOT FOLLOW THE STANDARDS

Maybe

Review of the actual standards. Presentation of cases where projects were denied and the reasoning- a sort of "learning from our mistakes"

Yes

NO

Yes

How do they pick which house they send to and how can they be enforced.

Yes

How to get return calls CSA

yes

No thank you.

Think the noted and major points discussed should be emailed to all respondents.

OK

Yes

Clear procedure for disputing enforcement issues.

Yes

Why community standards don't apply to utilities

Yes

How can you determine that a violation is not simply short lived?

Standards for pets, dog walking, and clean up. Standards for tree removal. Maintenance of non property green areas.

I would like to know more about electric bikes since they are now all over the place in Sea Pines. I get that we don't need them given the high pedestrian, dog walking and

Response

regular bike traffic on the bike paths but it doesn't seem like that rule is being enforced very diligently right now.

Selective enforcement

no

If convenient

No

yes

Yes

Typical role of security in dealing with loud renters / visitors

Who is the go to person to file a complaint and how long does it take to get a reply

Sand dune care and maintenance.

Absolutely. Keep us informed.

Enforcement of e-bike rules because I seen quite a few of them on our bike paths. Should be up to the homeowners to report the infraction. Should be Security driving around.

Yes

No thanks.

Nothing specific - general education & awareness about the community standards and their enforcement

yes because I think you are making a mountain out of a molehill

(1) How are the more difficult cases resolved (or not)? (2) What's being done about roadside barriers at residences that endanger pedestrians, bicyclists and motorists? I'm talking about hard objects right next to the pavement.

Yes

I'm interested in how the violations are discovered: from neighbors' complaints, the eagle eyes of the staff, etc.

sure

Yes

No

Yes

sure.

Are the standards reasonably enforceable or just wishful thinking ?

Response

No

No, but a summary of the findings sent via email would be fine

Starting is what standards do we have -- there use to be no large outdoor lighting in neighborhoods late at night-- Now there are huge big lights that reflect in mirrors or picture frames and are there all night.

Maybe give a small grace period and have them wrap around at end of day or next day before issuing notice

sure

Yes

yes

Yes

A review of standards and common violations.

Yes

yes

Everything. More information the better. As full time residents, it would help us to know before we call to report what we think is a violation.

Are these 'inspectors' actually looking for violations or are they waiting for me to call?????

no

No

The rental situations.

Are violations - A. randomly noticed and written by the inspector or - B. are notices only written when a neighbor complains? Why is it that one neighbor gets a violation, but an adjacent neighbor with a very visible violation (for many years) is left alone without any warning at all?

yes

Nothing

Overview of standards, the ones that are most commonly violated, and the enforcement process.

You word this as though we were in kindergarten

Yes, definitely

No

Is there an appeal process?

Response

How standards will be implemented going forward.

How to improve responses and enforcement

Yes.

Adherence to standards. There is a side street and this is the first day in 3 months that the side street has not had many vehicles parked on the street preventing me from traveling in and out of my back driveway. Enforce the standard of no parking on the side street particularly by upcoming renters.

We are hoping there will be some consideration for a pool near the Plantation Clubhouse. Palmetto Dunes and HHI Plantation have wonderful pools! We miss the Plantation Club pool, and we know that golfers' families miss it, too!

E Bike rule enforcement

Yes

Yes

What triggers an enforcement?

Yes

no

No

Enforcement of no e bikes

YES - WHAN AND WHERE

Yes

Possibly

What the current standards are. There should be something in writing that can readily be distributed

nothing

No

no

A Q and A during the sessions and videos for those that cannot attend to be able to view online.

Yes

No

Who determinea the look of one's landscape ?

Yes. The violations seem to be judgement calls. It would be nice to have a list of very specific issues that lead to a violation -- zero algae? How many weeds? How many

Response

leaves on roof? Etc. Another thing: I do not leave my bike in the front yard, but I do not see a problem with others doing it. I'd rather see bikes in front of a house than cars. Should we require that the car color match the house color?

Overall refresher

Yes

no

How does the Community Standards Dept. Respond to and follow up with complaints? Beyond acknowledging a complaint has been received, we never hear from them again after filing a complaint. Are we better off calling the Town of HHI's community standards department for enforcement than calling Sea Pines? The Town has a close-loop follow-up process that communicates how complaints are addressed. And the Town has the power to wield heavy fines and revocation of STR permits. Sea Pines just seems to ask the offender nicely and ignore the complainant after the initial complaint is levied.

Not interested

What is being done to enforce the e-bike rules.

Sometimes it seems like enforcement is inconsistent. But we are probably not aware of enforcement actions when individuals are not fixing things quickly so that could be why it seems inconsistent. Also sometimes it seems like the common areas are not taken care of or it's inconsistent across the common areas.

What all of the standards actually are

I don't know what they are and have never had any interaction about them I think it is great to be here

Enforcement

Document describing the Community Standards would be helpful. Or a reminder where to locate them.

How enforcement procedures are evolving to more practical approaches.

Results of enforcement

Yes

Yes

yes

No

Yes

This question implies lack of property owner knowledge of an offending issue, which is an easy fix but not the real problem of having courage/confidence of raising a standards issue and having the confidence

Response

I have read the standards and understand them. I would respectfully suggest that rather than educational sessions you have listening sessions and try to find a way to include all the homeowners who don't live here full time. Having fewer standards, more evenly enforced with a much better communication system would be a big improvement.

Owners are responsible for the behaviour of their guests/renters. Stop letting neighborhoods get destroyed with mini hotels (converting five bedroom homes to 9+) ARB compliance is everyone's responsibility.

Sure.

Yes

yes

yes

1) ground cover requirements 2) abandoned cars 3) what appears to be non Compliant homes see no improvements for months

Sure

How do we create an enforcement code that has the ability to enforce what is in the code.

What is the fastest and best way to report observed violations (electric bikes, especially)?

Just an easy list with rules. Then you can dive deeper for detailed information

Why Sea Pines does not hold themselves to the same standards that seem to recently be enforced.

Exterior property maintenance standards and whether they are ever enforced.

A review of both the standards and enforcement activities would be helpful

How these standards applied evenly over the community, enforced but also how about some grace in decisions that are ridiculous-not myself experienced but others in community. The rental properties seem to get away with violations a lot more than permanent residents.

Yes, and would be willing to help if invited.

Where they come from and how they are enforced.

not sure but sounds like a great idea

house exterior standards

Our community standards are available on the CSA website. No educational session necessary.

n0

Response

What are they, who determines them and why do we have them?

Yes

Yes

Standards around 2nd row homes and access to beach views - managing trees and vegetation to maintain the original intent of views and better air flow for the community

Yes

The process and clearly articulated standards exceptions etc

NO

Would prefer an email.

NA

No suggestions at present.

No suggestions.

The educational sessions should consider an introduction that reflects the reasoning behind enforcement. It is simply protecting the value of our investment.

yes, because we see a very uneven application of enforcement

Sure

Proper process for home/ landscaping improvements. When are permits needed.

yes, because we see a very uneven application of enforcement

No

Processes for permitting and guidelines for renovations.

I would like to learn more about how decisions are made regarding paint colors!!!

yes ... in a public forum if possible

The specific topics would determine the areas of interest, as the community standards appear to be generally understood.

Nothing

Yes.

More about enforcement and interpretation of CS.

Yes.

What they are trying to accomplish with these new regulations.... what is their intent?
Not well explained and the solutions don't seem to be thought by them in advance.

Open for standards to be understood by my family

Response

Not sure but would look forward to them

Clear definition of the standards and how they will be enforced should be provided.

Yes

I'd like to learn how much time is given before a violation is reported. In my opinion it should not be immediate.

Possibly but past experience it will be a lot of talk and no solutions.

Yes

1. Where to find documented community standards. 2. Review documented community standards to confirm they are detailed enough to ensure approval of change requests. 3. Are there differences between Homeowner 'community standards', Resort 'community standards', Commercial 'community standards', Public space 'community standards'?

There are a few homes in the area that do not keep up appearances. How do you deal with these and is any help given in these situations? Suggest vendors? Follow up?

No

How can an Absentee owner be held more accountable to timing and condition of their property during renovation.

Depends when they occur

What factors go into deciding if a violation is appropriate.

I'm satisfied Almost 50 years of property ownership in sea pines

Sure

Yes

yes

everything

yes

Why are they so nit picking

Things that the the POA is looking at so I can fix before I get a violation.

no thanks

What are the reporting mechanisms and what are the penalties.

Why we can't decrease personnel in this department to one part-time person.

The one element of acute interest to me is to better understand (from CSA) how the community standards rules are amended and the process used to do so. In particular, how is a "new" standard identified? How is the new standard drafted? What is the "public comment period" for the proposed new standard? How is the community

Response

standards enforcement staffed trained on how to interpret the new standard, once adopted?

Yes

Yes

Yes

No. Unlikely I would be able to attend as I am outside of the US most of the time .

Night time lighting

How rules will be enforced and why some people are allowed to not keep their property clean. Would love short term renters allowed in condos only not on our resident streets.

yes

I would like a copy of the community standards. E-mail to me. Thanks

The process of: Setting the standards including community input Communication of the standards Enforcement of the standards Homeowners appeal process/ timeline for correcting the violation Penalty for not fixing the violation

yes

Yes

ARB guidelines and why we have to pay the ARB when we paint our front door

I want to see numbers on how many violation notices are sent and to whom they are sent. Does the word transparency ring a bell.

What they are and how they are managed.

I am always curious in how "the community" arrives at any of the standards.....who discusses and decides the rules that will be enforced throughout the community.

yes

sure

No

The process and approval to make property changes

Not really interested

It would be interesting to know how the standards are decided upon.

Yes

Yes

There should be a process where all residents are aware of the standards and how they apply.

Response

No

Short term rental compliance and enforcement.

Yes

I am doubtful that the educational sessions would be productive. Standards need to be enforced by CSA,

Parking

Electric bike

Yes

it would be great to understand the cost that is going into this supposed compliance.

yes

yes

Yes

Information on rules and regulations on landscaping and tree removal and of Colors of paint and shingles.

Yes

Yes

I would like to know how and what mechanism is used to enforce the E bike prohibitions in Sea Pines. I have not seen one E bike or motorized Scooter, etc. been taken off the trails. I live here year-round and I have yet to see any enforcement of our motorized E bikes ban

Sure

E-bike reporting, noise and parking issues.

No

Sure. Since I live away most of the time, it would nice to be able to dial in and listen.

Mechanisms for enforcement

Sure if it's remote

Absolutely, please also record them so we can watch them at a later date should there be a scheduling conflict and to have them as a reference to go back to whenever needed. Thanks!!

Anything and everything

I would like to see the true scofflaws in the community be held to the standards. As a 40 year full-time, Sea Pines resident, I believe most people can fly with their bad apple. My biggest concern is the short term rental properties that use the front railings to dry beach towels, leave coolers in the front yard, Bicycles thrown all over the yard, etc.

Response

There needs to be greater enforcement with the property owners on these properties. I think sending an email out to a property owner a week after a windstorm and saying that there's pine straw on the roof is a waste of your time and our energy.

An approach to more consistent interpretation and enforcement

yes

Very much!!!

yes

Maybe you should stream the meetings so non permanent residents could partiaipate

yes

Responses 973 **Answered** 553 **Unanswered** 420

Q6 What issues would you like the Sea Pines POA Community Standards Committee and CSA's Community Standards Department to focus on and prioritize regarding the community standards and their enforcement in Sea Pines?

Essay

Response

NA

Short term rentals

no opinion at present

Enforcement is inconsistent, but sometimes unwarranted heavy handed, especially driveways and 21 Wisteria in Greenwood Forest!

As new homeowners, we would like to understand better the relationship between CSA and POA standards committees in general. A priority for us is enforcing short term rental requirements. Pre-building, we were short term renters in sea Pines, so we know homeowners and renters need to coexist, but renters should be expected to respect the terms of the rental. Some beach communities have done away with weekly rentals altogether. Minimum stays are one month.

Outside decorations, flags, and signs.

Noise and parking of short time rentals. Need to add limitations on number of people in a rental and the smaller that number is, the better.

Rentals

Enforcing existing rules regarding lighting uniformly and consistently.

Making sure those standards are equally applied

renters

The bikeways need to be kept in tip top condition. This is a fantastic feature of Sea Pines for residents and visitors. All homes in Sea Pines should have the option of signing up for a recycling service. We are aware that there is recycling up near the airport and twice a week there is a pick up at Sea Pines Center but having a weekly pick up would encourage the large number of visitors to recycle rather than trash all their plastic, glass and paper.

N/a

1. Keep Sea Pines Country Club employees from using Club Course Drive as a conduit to drive illegal, slow-moving heavy equipment. Enforce the rules and issue citations for offenders. 2) Force Sea Pines Country Club to provide a more effective screen to hide its refuse dump on Club Course Drive.

Be more transparent, communicative with owners. Visit homesite locations where requests are made for better understanding

Response

We do not live at our property on a full time basis. We have security cameras and see people walking around our property when we are not there. Residents and guests need to know and respect the private property guidelines.

Time to stop penalizing owners who rent. We have no problems with our rental guests and do not need further regulation. Often the regulation applies to those who rent their properties while ignoring those who do not.

I've not studied it so I won't comment. Many years ago I had an issue whereby windows were being installed not in accordance with the standard and the ARB did nothing so I am ambivalent.

An explanation of how our covenants limit CSA's ability to enforce standards. Sea Pines Security's role in enforcement of construction sites. Create a booklet of plant local material with a guide to how to maintain the material, including pruning plants to keep them at their intended height.

have none at this time

I can't think of a particular one at this time.

no golf carts on bike paths

NONE

Landscaping compliance, especially brown palm fronds, bare dirt, bush and tree maintenance.

When I moved to Hilton Head, I chose Sea Pines because at the time the focus was on sustaining the natural surroundings. What I have seen over time (even on my own street) are trees being removed and green grass being planted. That is not natural to Sea Pines. It costs thousands of dollars a year for me to keep the mulch and pine straw to the standards that I have been told they need to be at. I am not a resident that has thousands of dollars to spend on landscaping. This whole process has made me feel unwelcome in Sea Pines.

Nothing particular

cars parked on streets inconsistencies in appearance of homes

It needs to be linked up through ARB. They exist under the same roof but they try to say they have no connection. Get connected! Is it that hard???

Maintain parking rules and do not allow e-bikes on our leisure trails. Nor should golf carts be allowed on our roads.

Require all lawn and yard maintenance equipment to be electric. The worst thing about daily living in Sea Pines is the obnoxious noise from gas powered equipment. We decided to move to a new community for our primary living as a result. The noise would drive us off our deck and deny relaxation - horrible!

Repair and replacement of utility boxes.

We would like to be kept abreast of the types of issues and conversations taking place around the work of this Committee and Department.

na

Spend more time maintaining roadscapes, paths and common areas, and spend more effort on serious infractions and less time on trivial matters.

Response

Uneven enforcement

PROPERTY MAINTENANCE

Aside from the issue that I raised in 5), what standards are there for completing external renovations on houses? Work has been going on in a house next door to me for nearly a year with no end in sight. Noisy, and heaps of junk stay on the driveway for weeks.

The primary one we observe throughout Sea Pines is vehicles parked in natural areas.

Property upkeep, e - bikes and other banned e vehicles

Parking in the summertime.

We have nothing in particular

,Interested in detail of findings and recommendations

Stop the excessive removal of trees in construction and remodels. Ensure that properties have sufficient landscaping plans. Ensure that properties are properly maintained. In all cases the department should contact the owners to discuss issues BEFORE issuing citations. The goal of the department should be to WORK WITH property owners to meet standards. Citations should be the last resort.

No comment

None at this time.

Visitor pays to enter and then proceeds to drive down to Sea Pines unload the carload of people at A path leading to the beach and then goes to park his car elsewhere in a neighborhood. The group proceeds on our path and are they all day with all their goodies and drinks, etc., and were rather intoxicated when it was 5 o'clock and 6 o'clock came around and the driver proceeded to go back and get the car and come down and pick them up and they could hardly walk. I have no solution for you to control this!

No opinion.

Tell the Sea Pines Security folks they do a good job trying to deal with too many over-aggressive Sea Pines Owners who are convinced the world is going to hell if someone doesn't walk around with a copy of the community standards in their back pocket. And thank you for sending around this survey and letting us vent.

Reduce the noise level of landscaping equipment

If they want us to maintain perfect roofs, driveways, siding and etc, they (CSA) might uphold their end of the deal and properly repair slow or non existent drainage systems

I do not have any real issues. Standards are necessary, just keep them relevant and reasonable. Enforcement is a tough job, but necessary. Please just keep the process reasonable and try to allow some judgement in the process.

Can't think of any right now

noise from group rentals, especially at night

None

Response

I'm still hoping for better signage at the gate so the left-hand lane is not constantly blocked by somebody who did not read the instructions clearly enough

Keep up the good work

Landscaping standards

none in particular

Short term rentals (sometimes overcrowding, noisy), speeding through the community,

Light pollution.

Please increase the monitoring of the deer herd and PLEASE reduce their numbers !! They have been absolutely horrible for the past couple years

No comment

How to reduce Community Standards impact on residents' personal liberties.

Keep Sea Pines looking good and provide guidance and understanding when violations are found.

I liked Sea Pines before STR 'sit seems to have modified SP.

The lagoon system--only public viewing is considered when cleaning and maintaining them. hey--we all pay our dues every year! The Resort is important but everyone who lives here should count as much if dues are paid.

It appears that the new ocean front homes on our street have third floor living space. It was our understanding that construction was limited to two floors of living space.

Traffic flow

Whatever are most violated?

I think punitive measures against STR not only doesn't make sense it will create unnecessary friction in our community

See previous answers

STR PARKING ENFORCEMENT

fairness in applying the standards

When we first bought in '88 very few units rented and now almost all of our 43 villas rent. We just started last year in order to keep ours in the family. Focus on how to keep the high standards with all the rental activity.

Lawn care service Garbage services Reduce speeding on club course drive Change the gate entrance so that residents don't get stuck behind visitors on a regular basis

Size of homes.

We notice that the bike gate at the main entrance to Sea Pines is routinely left open allowing access to anyone. Both bike gates are also often in disrepair. Additionally requests for absentee house checks upon seem to frequently not occur. When we moved here 6 years ago this service was always responded to and thoroughly completed. Now they seem to be routinely ignored.

Response

None at the moment.

Pine straw vs leaves. Why not leaves. Snakes love pine straw. Pine straw clogs drains. Owner input

We need standards to be reasonable and uniformly administered

Stated prior

HOUSE SIZE

ban gas blowers and demand to know why an ugly fence now is erected for PGA golf event

Unsightly mailboxes. Vacant lots with weeds and generally not being maintained. Poor landscape maintenance.

When you read the standards you get a feeling for what the options are and yet when you try to do something the CSA says no.

Lighten up a bit.

1. Bikers on main roads where there are bike paths. 2. Electric bikes on bike paths. 3. Too many cars at a given house. 4. Be more aggressive fixing side roads. 5. Put the lane dividers back @ SP Circle & GWD.

It has to be enforcement. You can send out all the letter you want but if you do not enforce the Community Standards it is meaningless.

Keep dogs on leashes all the time, not just during day hours.

I would like the committee to focus on homes that are allowed to become run down and dilapidated as opposed to arbitrary aesthetic standards.

i like clean, tasteful but feel we're a bit heavy handed and overboard on things. Where we live in Va is nice, but I don't feel nearly as regulated

Be more responsive.

Nothing comes to mind,

Over the last two years there seems to be a decline in overall attention to detail on public trails for trash and debris removal.

Short term rentals- We came to HH via weekly rentals 50 years ago and loved it here. We then bought and have never rented our home, but without short term rentals we would not be here. KEEP SHORT TERM RENTALS!!

Condition of homes. One house gets written for mulch, the house next to it is falling down and is ignored.

More focus on examining development impacts and impact of high volume rentals.

Maintenance, speeding

For rental properties- bicycles all over the yard. Overflow of cars, Lack of landscape maintenance on homes used infrequently by owners

Response

Fewer cars parked in driveways....less density in rentals

Landscape upkeep is key. And house appearance (mold, clean roofs etc)

The existing standards should remain enforced. Sea Pines has been doing a good job with them.

No issues 😊

Year round access to pools (maybe not their purview?) and more access generally to pools.

Can't think of anything at the moment.

None

Consideration for owners who do not rent and whose daily life is not enhanced with vacationers taking over bike paths, etc.

What comes to mind is regulating tree cutting (seems to be more active since Matthew) and also oversight of rental properties so that parking and unruly behavior don't get out of hand and those that don't rent can enjoy their properties without annoyances. E-bikes seem to be getting inside the gates more and more which to me presents hazards for walkers and other bikers so monitoring that. Clearly marking leisure paths. Have seen too many people of late on the road and seemingly unaware of where the bike paths are.

Important things like blocking roads, or safety issues. Not whether there is an extra car in the driveway

Parking infractions when a rental has too many cars for their rental week -

E-bikes, parking, property upkeep.

A little more consideration that it may not be that important for the bikes to all be lined up as long as they are on the property

Property maintenance, rental issues

Bike trails as indicated

I think that the Sea Pines Resort Company is becoming too powerful at the expense of the independent property owners.

Bike trail and small narrow street speed enforcement

As indicated above, I think perhaps enforcement could scale back on sending violation notices for petty issues.

Anonymous tipline. Our community is on the decline with so many neglected houses.

I can't think of anything

Enforcing the really egregious properties, not minor infractions

Asphalt on many roads are buckling because of construction trucks- address the repairs and make the roads smoother

Enforcement

Response

Lighting on individual properties may deviate from those recommended by the neighborhood homeowners' groups. Not certain the chain of reporting is always clear for perceived violations with respect to whether the notification to and enforcement lies with the local HOA's or with Sea Pines. Would like clarification.

ARB consistency

Monitor neighborhoods and respond to neighbor concerns promptly. CSA does not seem to be interested in hearing from residents nor enforcing the standards

I think they are doing a great job. Communication is excellent.

Simplify the standards. We live in a beautiful community and most owners are doing a good job at maintaining their properties. Do make the standards too complex and having standards officers riding around on bike paths, yes bike paths, does not make sense to me.

Nothing else. They are doing fine.

See question 5 and my comments on that.

No E-bikes please! Needs to be enforced and better communicated.

Using a little common sense when issuing citations and understand many homeowners enjoy the beach while at their own home and may leave a beach chair in sight.

Focus on truly dilapidated properties with zero exterior and landscape maintenance--there are plenty of these. Issue notices and then enforce them.

Maybe common sense and being realistic in certain circumstances. Both CSA and homeowners.

There are cars sitting or abandoned on properties, which continue to sit there. They obviously do not run.

Lay off.

It's my understanding that compliance is high, and most violations are handled on first contact. Focus on the serious violations and fine the violators.

Seems we have lost our way with the monstrous houses that are being approved

Electric bike enforcement

You know best

Size of houses for rental and use of owners beach. Support the no e bikes

Conveyance of standards and possible need for future recommendations

Bike riders and parking during peak season

Increase enforcement, more education to the visitors.

I have no issues. You explain the standards clearly. Just try to educate homeowners.

As mentioned, 1) reduce non-traditional home and villa color options, 2) require homeowners to plant hardwoods of meaningful size on their property when taking down any trees, 3) implement a

Response

new standard or, if already a community standard, enforce the elimination of high wattage spotlights or other permanent lights around homes (some are way too bright for our dark skies area).

Renters should be aware of non-renters and be respectful.....many are not

MAINTAIN LANDSCAPING STANDARDS, CARS IN DRIVEWAYS ONLY, UNSIGHTLY TRASH OR TOYS/EQUIPMENT OUT OF SIGHT. DRIVEWAYS/SIDEWALKS CLEAN AND BLOWN WEEKLY. JUST READ THE 'STANDARDS' AND MAKE A LIST FROM THERE.

none

Consistency.

Landscaping.

Trying to keep pool cooler during hot months which is challenging.

Enforce speed limits

You are already doing a great job.

More free dog time on beaches

Nothing specific comes to mind

Common sense and courtesy , not entitlement and righteousness, should lead every conversation

I have none to add

Maintaining standards

Functionality, cost, and reliability of projects.

Not sure

residents planting vegetation in the easements near the roads.

In addition to above I would like the no truck law to be enforced on plantation Dr

There needs to be more consistency in what causes a specific violation.

Be more efficient. Strive for consistency.

Men using golf courses as bathrooms too lazy to go proper. Trash from visitors, too aggressive bicycles on walking paths, e-bike enforcement keep out, noise ordinances during tourist season. We're fortunate think only one rental on street

Be consistent with rules and keep Sea Pines the way Charles Fraser planned!!!

Communication of proposed changes by a neighbor

N/a

Every renter should receive a packet on regulations

Temporary place to park items not permitted like small trailer to haul things from primary home and back. Or a sprinter van that hauled grandchildren down for a week and back home.

Response

I am happy the way things are. Sea Pines has been well run for decades. Just keep them going as they have been.

I'd just like to learn more and feel that I would have questions then.

general update

I would like to see the standards enforced equally.

Parking and cleanliness. Including contractors.

Reduce number of rentals dramatically

Overgrown or neglected landscaping

Landscape issues at sprunt pond/south beach lane area (no mulch), also along south Sea Pines drive area north of south beach.

Short term rentals capacity of guests in homes and limit areas that can have short term rentals.

Just making ALL properties better and more presentable.

Converting gas powered leaf blowers to electric for noise abatement.

What needs approval, how to begin the approval process, timelines, options when unfavorable decision is made

The way in which renters of homes don't adhere to community standards and also do not educate their renters on simple rules in Sea Pines. These rules are things as simple as; not leaving 20 bikes laying in the front yard, that VEHICLES have the right of way within Sea Pines, that you CANNOT park on the side of South Sea Pines Drive and unload 12 people and all their beach belongings.

Construction rules and regs. Parking

Bicycle rider education

(1) Front yards kept free of fallen bikes, boogie boards and water bottles. (2) No towels hanging in the balconies. (3) Only park in public parking lots if you are a day visitor. No parking on the grass in homes you are renting. (4) No outdoor lights after 10pm (5) No pool music blasting after 10pm.

We need stronger enforcement of standards from condominiums by high profile public areas near Harbourtown and the Harbourtown golf courses. Some condos have poor landscaping and buildings need to be refurbished.

E-bike enforcement. Get codes for both bike gates the same . Why are they different?

Ensuring after the fact that work done on homes meets the plans and doesn't encroach beyond the limits

Truly make them our COMMUNITY standards. That is, make sure they apply to all in our community, including CSA properties and commercial properties, as well as residential properties. Or worst case, name them accurately as Residential standards.

Lagoon management. These water features can impact property values if not well maintained. I'd like to see standards reviewed and updated for reasonableness and enforced accordingly; a balance between flexibility and overly strict and petty.

Response

We want to make sure we can continue renting out our villa!

We have concerns about the new time shares that are being built in Sea Pines

focus on just regular logical items, do not go overboard, been vacationing in sea pines for 30 years and an owner now for 7 , we like it the way it is now. don't need a bunch of condo commando running around with more rules to enforce. lets keep it clean, preserve nature and enjoy the community

Enforce no E bikes.

Education would be very helpful.

N/A

Parking in rental regimes

Keeping Sea Pines as it was originally meant to be - lots of green and natural! That is what brought us here.

Keeping the standards enforced for every residence in Sea Pines and ignoring the mega mansions building large house without enough parking .

moderation

Getting more owner's input on rules

Noise abatement

Parking, security, noise

Provide clarity on how to report infractions.

Consistency of application and reduce the deer population

Make neighbors aware of enforcement actions on their street.

Parking in yards and not on driveways Too many cars in rentals and non-compliance with limits on number of occupants in a home or violations of vehicle limits

Standards that are consistent across the board and not ridiculous. Live Oaks drop leaves all the time that is going to be a ground cover that's a non-winning battle. How many leaves is too much? Mold grows in this area, at what point do you cite someone?

Make boats in Harbourtown and South Beach fall under the Community Standards and eliminate political signage and flags

Whatever issues they need to emphasize.

No burning issues

Apply logic

Skip minor issues and concentrate on real violations (negret, noise, trash)

Ensure that all property owners are aware of the property standards, of who enforces the standards, of what penalties are associated with violations of them.

Response

Apply the standards uniformly. Give homeowners 30 days to respond to infraction letters. With the labor shortage on the island, it takes time to find someone who can correct the problem - sometimes landscapers, carpenters, etc. are booked for weeks in the future. We can't just call and have a tradesman magically appear. Out of town owners also need time to schedule a visit, determine what to do to resolve the issue, and hire someone to do it. Uniformly apply the Standards to property owned by CSA with infractions resolved within the same time frame expected of homeowners.

There seems to be discontent towards renters. I am all for standards and enforcement of standards, but the avenue that the community seems to be taking is just have people who rent their properties pay more. Many people including myself have been renting in HHI for years before I became a homeowner. The only way I can afford a home is to rent it out some of the time until we decide to move down there fulltime. Don't penalize people for this. Put some restrictions in place for occupancy, multiple owners of a property (time share model), parking ect. but let's not just charge all owners who rent more \$.

Parking excess on residential streets in tourist season. Vendors and workers are a given

Illegal Parking by STR.

As mentioned. Violations mostly renters...bikes cars, E bikes, noise, trash. Too much emphasis on those of us here full time. Looks like he's afraid to single out renters and those who rent their homes to them.

exterior home maintenance (buildings) and upkeep

Something that is a little more friendly in the approach to managing violations.

barking dogs; non-compliance with exterior paint colors;

I think some people have felt harassed for a little mold on the chimney or chairs drying in the driveway. That seems excessive.

That all are equal

The traffic at the Salty Dog and Tennis area gets too congested at times. Maybe more presence during peak times.

See answer to question 5.

Noise containment in mowing and blowing.

Address rundown properties like the old bank at Sea Pines Center

Vehicles parked on the roadside or other non-paved areas when it is not absolutely necessary.

See my response to the earlier question.

Overgrown hedge or property lines. Conflicted opinion as to who is responsible for

trim your scrubs and cutting your grass, pine straw and leaves are not a yard

What service does each organization provide and who. Should we go to

See last response

Response

Too many cars in driveways, play equipment, beach supplies visible. Also small "cities" erected on the beach.

I've seen a few E bikes, that needs to be addressed. Parking on the street instead of in a homeowner's driveway when maintenance work is being done. And, most importantly, the noise levels from leaf blowers!

Short Term rentals

Noise limits on landscaping companies. One of our favorite things to do is sit behind our unit looking at Baynard Cove but it seems about half the time you can hear leaf blowers etc. going on.

Pay closer attention to the big issues and stop nit picking minor issues like landscape trimming, and pine straw coverage.

I walk on the bike trails a lot and when there are teenagers riding bikes, they are so disrespectful and I know those people don't live here. Of course it's not all of them, but in December through January, I had several experiences that were uncalled for.

To start with- I don't think artificial flowers or plants are appropriate for Sea Pines yards.

Not sure this falls into the committee's responsibilities but I think the pathways from sea pines drive to the beach should all be hazard-free. Path 24, for instance, has been under repair for over a year now, with orange cones surrounding the pieces of missing walkway. It's a safety hazard and it shouldn't take that long to get the job done.

Get Sea Pines corporation to live up to the same Standard's homeowners are required to live up to

The outlandish size of some of the house houses that have been recently built or being built. Clearly, they're being built as short-term rentals, particularly in the south end. Lots of mini motels going up. How these past muster escapes me. Also, CSA is allowing the removal of all vegetation from new construction property to the point where all trees vanish from yards.

Making tourists feel more welcome

Recycling

Communications regarding any new standards that have been approved would be helpful. It feels like new standards are developed in secretive meetings and then launched on the community with violation notices. Also, it would be helpful to know the top 5 violations in Sea Pines so that we know what we need to focus on.

Adequate trash cans. WHn you hav ea home that says they have beds for 28 and their garbage cans are two small ones the garbage through animals ends up in their yard and then blows in to ours. . Their garbage area has no containment. SOme bikes and some peeled paint is minor compared to garbage circualtion on nieghbor s yard and the street.

E-bike, hover boards, skate board enforcement...especially on bike paths Short rental parking violations...towels hung on porches and rental equipment strewn all over rental property Enforcement of mega mansion construction

Bikes and other play equipment left in the front yard

i cannot say as i have only now obtained a copy of said standards.

Clarity in enforcement and oversight is lacking

Response

Parking on lawns, specifically rental houses, but also full time. Is there anyway to put a percentage of rental homes in a neighborhood or on a street. We have too many rental properties in a small area on Otter Rd!

Make the ARB review process less onerous.

lowering or eliminating assessments

An across-the-board familiarization with what they are, where to find them, and how they are enforced.

parking, ground cover,

see prior question

not sure

Construction debris, contractors/residents/guests parking in yards, noise at late hours

nothing in particular comes to mind

Understanding the standards and how set.

Develop enforcement levels which will permit CSA to hire a company to enter the property and clean it up at the owners expense. If that is not possible increase fines to \$10,000 until they get it cleaned up when the \$10,000 will be returned.

Enforcement of beach rules. Enforcement of bike path rules.

Lighting issues

Keep up the good work.

Parking and visitors for one location

Enforcement of yard upkeep standards.

This community appeals to us because they are similar to the one we live in full time. Rules and regulations have kept the community beautiful, so we understand and appreciate it.

Fair application of standards...not a rental vs permanent resident issue.

E Bikes. I am changing my tune on them as it allows people to ride longer maintaining balance. All good things for the aging process. I believe all e-bikes should be property owners only and must be registered with sticker or something equivalent.

Not be so petty, leave the areas natural - not feel like we are always being "watched" by the constant drive by of Community Standards - what a waste of man power and gas. Surely those resources could be used in a more productive way. Also, for those people who have second homes why the "rush" after a notice of complaint. This causes a huge amount of stress and expense. Unless it is a safety issue there should be much more leniency for compliance.

enforce access to beach paths from the side streets

Be receptive to owners of older homes having opportunities to remodel and gain modern amenities such as porch enlargements and bedroom additions

Response

Enforce no electric bikes

Bike path control of racing bikes and ebikes

See previous answer Getting guests to comply is difficult sometimes

Random people parking wherever they want

The quality of the road paving needs to be discussed!

Proper landscaping, driveway repair when cracked or damaged

making sure property owners inform their short term rentals about what to do with garbage, no bikes, coolers, beach chairs dropped in the front yard or cars parked anywhere. Renters should all have this information before and upon arrival so the Standards officer does have to make a visit to enforce it.

More publication of the standards

Just be reasonable with homeowners and their requests

Strange colors of front doors

Excessive outdoor lighting on all night.

Parking for owners, renters, guests. Our villa space is limited and our board is working well to make it work for all of us.

Electric/battery bike enforcement Illegal vehicle parking

Exterior upkeep and landscaping

While everyone should follow the rules, additional consideration should be given to full time residents. A resident unloading her car shouldn't be treated with such disdain.

Tree removal. Parking in cul de sacs. Parking at construction sites.

Equality in standards Like painting home If you have had the same colors on home for past 15 years So why can I paint the same again ???

Landscape and lagoon upkeep

The standards that are applicable to all private homes and SP common areas.

I am concerned about rental homes that house 15+ people. It changes the atmosphere of the community and makes it a less desirable place to live/rent. I understand that these "mega" homes are being built, but is there a way to cap the rentals of these homes?

Attention to CSA's own property

Even handed enforcement across Sea Pines. You need to treat everyone fairly, but you also have to be firm.

Landscaping, particularly of rentals

Uniformity in "upkeep" standards for older homes vs. newer homes.

Response

Kinda tricky, beauty in eye of beholder.

n/a

Do not let my neighbors feed the DEER!!!! It's very dangerous!!!!

If the Town has a set of standards, then all 3 should be the same, no differences. If only the POA and CSA have standards, then those 2 should be the same, no differences. There is no need for different standards across the different governing bodies. Aren't we all trying to have the same objectives?

Maintaining property landscaping.

Animals on the beach, and cyclists on the roads..

How about common courtesy in their interactions with residents?

Turn off lights in evening

none

Houses needing repair and overgrown landscaping

Primary focus should be on proper maintenance of residential structures.

I would like to know more about the outside lighting regulations. Seems everybody has it but I received a complaint and had to install a timer.

Getting utility companies to fix the units in front of houses. I'm glad to send you photos

see previous answer

Ensure that the violation is truly detrimental to the community and the neighborhood before citing the owner.

noise violations during spring break when a bunch of college kids whose parents rent them a multi-million dollar house party, destroy property and play really bad music all day and past 10pm noise curfew.

No rental abuse. Too many cars etc. Noise

Told by CSA I couldn't do anything on the corner to prevent landscape trailers and trash trucks to keep them from driving over it because it is CSA property but I must maintain it with mulch or pine needles. If it's theirs they should maintain it or I should be able to prevent people from driving over it

Excessive Noise level of lawn service providers equipment. I know that was a subject before but don't know if any conclusion has been drawn and if any directives have been issued. Either way it is time to show some action or results.

Our neighbor down the street has weeds and vines growing up all along a fence line where you cannot even see the home. This is OK with the community standards while cleaning up too many leaves is not.

none

Response

Uniform standards application. Some times property owners have not kept their property up to standards and there is no recourse.

I'm not sure it's applicable to this survey but Sea Pines suffers from noise pollution caused by gas blowers... Also, btw, has anybody noticed the deer are "winning?" They will turn our beautiful community into a moonscape.

Better ways to enforce total non compliance

landscaping of the homes and properties in general being kept up

Sand dune maintenance.

House colors. Off street parking. Late night noise.

E-bikes

No opinion.

None immediately come to mind, but thanks.

Probably keeping short term rentals educated and in compliance

Only major changes, not repainting the same color or replacing worn out feature of the house. with not change in appearance.

Consistency and transparency

Consistency, courtesy and data provision. Share the facts.

Homes that are not kept up- roofs, yards. Renters that park too many cars and don't respect wildlife.

Being more forthcoming with homeowners & enforcing the standards the same for everyone.

Continue to keep bike trails cleared of debris (esp pine cones, gum balls, and pine needles). Keep SP beautiful by picking up loose trash dropped near bike trails and parking areas. Keep electric bikes ANS electric scooters out of SP.

I'd like to see equality in how residences that rent and don't rent are cited for infractions, I'm glad to see that they changed the rules so that leaves are an acceptable ground cover.

Consistent, well defined and easily accessed standards.

Safe lighting for night time walking. Having some sort of minimum safety standards for homes.

Be uniform in application and enforcement

Most concerned about the paving of the roads. We live on Pine Island Road. We have lived at this house since 2011. We lived on Liberty Place also from 2000-2011. So, 11 years our first house and 14 years in our second home. We have never seen the roads repaved ever. It is our most critical concern. We have pot holes That need attention.

Rental properties: How to enforce the correct number of persons the property allows.

Short term rentals

Response

lawn/yard maintenance. CLUTTER IN YARD/BACK YARD/NEXT TO ANY OTHER PROPERTY. VISIBLE BY ANY OWNER.

Late night loud noise and bright lights. External property maintenance.

Abandoned looking houses

Parking, landscaping maintenance.

I'd like to see stricter regulation around less days and specific times during the week regarding excessive noise from landscaping and gas blowers. And, think you should consider having an assessment to raise funding to replace all the landscapers gas blowers with quiet ones asap

We need a return to what works that had made us the beautiful little paradise of the past. It is still a joy to live here but that is disappearing more and more .

Egregious violations, poor maintenance, constant neighbor complaints etc

stay with the major concerns ;do not spend much time on minor issues

Drop standards that are not enforced and revise standards that are not enforceable as written. For example are noisy blowers still allowed? If that cannot be enforced because companies said it's too costly to improve their equipment or it's too difficult for the enforcement people to correct the behavior then drop the fake standard.

Roof and landscape maintenance.

Paint colors, outdoor lighting and bright interior lighting left on all night, driveway requirements.

Educating both full time owners and renters of the rules regarding who has rights at Street crossings between people and cars.

The type of issues I have addressed above

E-bikes, short term rental regulations, more controlling of access to Tower Beach for property owners (improved during last year or so), property upkeep.

I think we need to put the onus on the contractors performing work in sea pines. No permit no work and you will be banned from sea pines if you perform work without a permit!!!!!!!

How renters treat the properties and having owners be more responsible for their tenants. I also find it unacceptable that I see regularly front yards that look like a bike store with multiple bikes scattered all over the place, as well as 4-10 cars parked all over properties.

Keep the lagoons free of trash. And not just the ones in the high rent and touristy areas.

Rentals

In addition to responding to violation complaints from neighbors, there should be a daily mapped plan for the inspector to travel and inspect the homes and lots on all of our roads.

Parking is a huge issue during summer months. Are there locations where on street parking could be accommodated? Structure appearance standards can be a little too. To some extent, the community looks pretty vanilla to me. Dwelling color alternatives beyond gray and brown would be nice.

Response

Short term rentals

You seem to cover the issues well already and property owners follow the rules. It would be a shame to turn it into a police state. Is it the general feeling more needs to be done? If so what & why?

Appropriate parking, limit daily visitor passes

Electric bike enforcement Regular bike stop sign enforcement

Enforcement of electric bikes and scooters not being used Enforcement of vehicles have the right of way in Sea Pines

Being professional, being polite, taking time to explain any issue with the homeowner.

None

At this time, we have no particular issue(s) of interest. But we definitely want to learn more about the Sea Pines community standards, both relating to their substance and enforcement.

Previous response.

Work with Sea Pines resort to get a pool back on the Plantation Clubhouse property!

Short term rentals. Architectural review approvals. Houses too large.

Short term rentals allotment

Parking, bikes strewn about a property

Keep up the good work on private and community property. I want our community to look clean and well maintained.

Happy with what we have now

Robust, cost effective, and meaningful upgrades. Esthetics are secondary.

No issues

REFUSE COLLECTION SPOTS AND PARKING IN GRASS AREAS

Foreclosing on property when annual assessments have not been paid. Similar for people who don't bring their property up to standards after reasonable time period. At a minimum put liens on property.

none

Keep the roads and bike paths smooth...trim the trees in a timely manner...

see above comments

Single family on site parking and bike storage.

Focus more on enforcing standards that put people at risk of physical harm , like enforcing e bike regulations

Parked old automobiles not being used. Philosophy and priority for speed control on SP roads.

Response

Enforcement of blower decibels

None

Permit use of golf carts within Sea Pines

Mostly answered earlier. I'm curious to know what the average number of violations per house is in Sea Pines. Are my two violations in two years normal or am I a lousy house keeper?

Noise pollution, primarily from gas leaf blowers

Size of houses - some are too huge! And think about how much more building should take place, I think we are pretty much built out!

Infrastructure requirements

night time lighting.

None

See previous response.

Excessive speed on Governors Road - lack of concern for walkers where there is no paved path

Just fix traffic congestion at the circle

Practical approaches to enforcement.

What is the appeals process if you disagree with an initial decision?

lack of consistency is the worst enforcement

Nothing that I can think of.

restrictions on rental properties effectiveness of the enforcement program

Nothing comes to mind.

Accidentally got to this question... continuing from previous:...having the confidence the CSA Board will support the effort to get the issue addressed. This question is a little bit too open ended for me to write a meaningful response.

No MINIi Hotels - CONVERSION OF NICE HOMES TO 9+ BEDROOMS AND LARGE GROUP RENTALS ARB COMPLIANCE

The size of the homes seems to be getting bigger and bigger. I assume they comply with the standards, but maybe the standards need to be adjusted downward. Seeing more and more huge homes takes away some of the charm of Sea Pines.

Homes in disrepair.

I think that most issues go back to rentals and renters.

yard conditions

Parking and e bikes

Response

Address the issues raised in previous Q&A on my survey replies

I really have zero complaints!

Limiting the standards on home improvements to material matters. Painting the same color as it is currently painted should not require permission.

Enforcement of a code for those in violation. Example: I have a neighbor who has a broken down van parked in the front of his house for 4 years—it does not run but no one wants to enforce the code with respect to vehicles that do not run. Everytime I bring it up all I hear is we are doing the best we can.

Effectively enforcing current standards- look at both front AND back yards.

Not sure

Focus on community property, do not destroy the preserve more than it has been, wild life is being chased away. Focus on the commercial properties as much as residential

Consistent enforcement

Homeowners' responsibility for their tenants—it seems like the owners don't understand that they, not their rental agents, are responsible for their properties and tenants' behavior

Rental properties

It's not about how many violations are cited, but better screening for most errant properties. Keep the focus there and work your way up from the bottom. Work on the use of technology to enhance communication with property owners and their representatives.

Renter enforcement is key(i woke up one day last summer to see an RV across the street at a rental and it stayed a full week). Would like to see owners given more attention in terms of standards.

landscaping maintenance

I think CSA does a great job with community standards and no policing by POA is necessary. CSA already has a committee of homeowners that works with the community standards department.

parking

Education

Paint colors on townhouses in Harbour town are not in spec

The allowance of electric-assisted bikes, with care to ensure the safety concerns associated with e-bikes in general. (i.e. speed limits, electric-assist only, etc.). There are many electric-assisted bikes available now that are no faster than a typical pedal-only bike. These offer convenience to older riders while not increasing safety issues.

Less enforcement and more education

Please give the sane consideration to those of us who do not rent as seems to be given to those who rent. This is a hybrid community, but it often appears that those who rent and renters are given preference.

Response

Controlling excessive noise at any time of the night or day if it is disruptive to the neighbors.

Since we have no grievances, I don't know the most common standards that are not abided by.

No suggestions now.

No comment

See our comment on #5.

Just a summary of the key standards would be great.

Don't know

See our comment on #5.

Number one is parking all over the place not in driveways. Two is drop offs and blocking traffic during beach season.

not sure

Prioritize resource allocation towards addressing critical issues and striving for the highest standards of compliance. It is recommended that the Community Standards Committee and CSA's Community Standards Department prioritize focusing on significant issues, while minimizing concerns that may be perceived as trivial or non-essential.

No parking by beach goers or residents who do not live on Green Heron Rd.

Neatly trimmed landscape for all homes; renters not leaving beach gear in the front of properties. More flexibility in approving small additions, like a shed.

Education and community input.

Adjusting standards that promote a more environmental approach to land management. An enforcement approach that takes a gentler tone. We can remind folks about the standards and still be neighborly.

CSA can gain earlier acceptance of new regulations with getting earlier input and explaining the intent of the improvements.

ban gas blowers because battery is quiet and actually lower cost, but CSA refuses to admit this fact and defers to the contractors who will never volunteer to change the status quo

Renter violations and electric bike enforcement

Have no idea

No specific ideas

The focus should be on the condition of the structure and the landscaping and the number of cars parked on the property.

Tree removal policies

Houses that are run down should be prioritized. Also overgrown landscaping.

I think it is too late.

Response

Resolve the deer issue, it has gotten progressively worse.

Appearance of yacht basin and 18th hole. These are highly visible areas.

Focus on true health/safety issues as opposed to what type of mulch is used

No issues that I am aware of - it will be helpful to make public issues known to the Sea Pines POA and CSA Community Standards Departments as well as to review available documented enforcement actions for non-compliance.

Though personally I have not had any negative interactions with the ARB, I hear stories of delayed approvals and scant meetings. Is this really a problem?

Even enforcement throughout Sea Pines - across all communities

See my other comments

number of cars per property

Focus on the worst of the worst as far as violations. I still observe some eyesores about occasional properties in general.

We are satisfied. We need noise ordinance covering blowers and decibel level. Each house gets landscaping blowers and pool deck blowers so two weekly. there is too much loud noise all the time in our cul de sac street disturbing the peace. Been on the street since 1984.

Large homes being rented by multiple parties

Upkeep of yards and empty lots

equal enforcement for all neighborhoods with the same standards across all neighborhoods

Need to either enforce no e bikes and other small motorized bikes.....or Allow them

Appearance and maintenance of property

If a house or landscaping is in bad shape

Consistent application of rules to everyone. Writing a letter that sounds more neighborly and cooperative and less "we're going to evict you if you don't fix this immediately". Transparency and contact information and perhaps a friendly conversation rather than a cowardly person secretly judging and threatening fines before you're even aware there's a problem.

Standards should be the same for all and not who you know to get around an issue

General maintenance of home and property (for example, power washing, lawn care, etc.)

Can't really answer this as we have never filed a complaint. we have come close a couple of times.

Ability to enforce standards for properties that have been vacated or are being ignored.

No issues at this time.

Hotline to report violations. CS personnel to then focus on reported issues. I see CS personnel on our street at least once a week. I live on Water Oak, it's a block long, what the heck do they think is going on? Just a waste of property owners money.

Response

NO E-BIKES; NO NOISE BEFORE 8:00 AM

I would like to see the Sea Pines POA work with CSA to be the focal point for communicating proposed changes to the community standards and to be the central point for gathering property owner input regarding the proposed change before the CSA board votes to adopt the proposed change.

Capacity of rentals

Curb & house condition.

Not dirt.

The enforcement side- all talk, no teeth

Nighttime lighting

Same as mentioned: speed, renters, property upkeep

Rules for parking spaces at each property Violation reporting Penalties for violations especially short term rentals

Continued codes and upkeep of neighborhoods. Gate issues on Greenwood Dr. It needs marked in a better way so visitors aren't confused. Overall, hats off to everyone with keeping our island atmosphere.

regulations and ARB requirements for home improvement.

Concentrate on the real eyesores and stop harassing normal people. This can only lead to ill feelings from the residents and eventually will get lawyers involved. Use your head, people.

I think short term rentals may be a problem in some areas. I hate to see Sea Pines become another Myrtle Beach with commercial interests (including those of individual rental property owners) taking priority over preservation of our natural beauty, and small business.

Issues relating to poor behavior by rental guests would be at the top of my list. Vehicles parked on lawns, loud music after dark that can carry a long way in our neighborhoods, bike path and road etiquette. I am ALL for people visiting our community and having a wonderful time (I did that for years before ultimately purchasing), but we need to find a way to interact and educate visitors regarding the fact that they are vacationing where thousands of others LIVE.....how can we try to teach respect?

Lighting

The installation of pools and the removal of trees

Focus on issues that are truly unsightly

Continue with current status

Issues with trash pickup is a problem

Please see previous answers.

I would like to see POA focus more on homes that are not being maintained properly as opposed to restricting improvements on existing homes. I agree we want to adhere to certain visual standards,

Response

however, we should be encouraging people to invest and improve their properties. Sometimes it seems to me the POA hinders and/or discourages investment.

1) Consistency: The rules should apply to CSA properties in addition to residential properties. Example; Bare ground is to be mulched or strawed. Why should CSA property not have to meet that same standard? 2) Enforcement: If we aren't able or willing to enforce a rule, delete the rule.

I have a big issue with the Association fee. My two bedroom condo pays the same fee as a 6 bedroom house in SeaPines. The larger house can have a bigger demand on the infrastructure and police enforcement. So why do we pay the same amount for association fees.

Living units hosting many multiple renters and their enormous vehicles

Less tourists Education for bike renters/rentees

strengthening the enforcement powers to produce quicker compliance.

We had a neighbor who was in the process of moving into their house. Their garage was full so they had a few boxes in their driveway. They immediately received a letter. This is not the way we want to welcome people to our neighborhood. CSA should know if the property has recently been sold and if so, a personal introduction at the door would be much better than a letter. Honestly, maybe a personal knock on the door would be better for anyone new or otherwise for a first time violation.

Restricting e-bikes

Clear-cutting lots. Overbuilding monster houses that tower over older neighbors. North Calibogue Cay is a great example.

Parking Towels hanging on railings

Electric bike

leaf blower noise. I feel that that noise it is almost constant.

U

New construction violations. Exterior changes, including, but not limited to roof replacement that can't possibly be approved.

enforcement of standards

Noted already

Outside of traffic....none

Enforce current standards

Contractors hours and noise

Nothing comes immediately to mind. Some restrictions on rental property are necessary because renters are going crazy with the number of people in some of the rental houses. And the number of cars subsequently are a problem.

E-bikes, illegal parking, noise violations.

Response

New home construction and major renovations need to have stronger landscaping standards: more and bigger/more mature trees and shrubs.

Does enforcement of e-bike ban fall in community standards? No one is enforcing the ban

I only have two issues on top of my kind and not sure they even fall under this Departments jurisdiction. Parking at the Sea Pines Beach Club is often problematic, in the summer and I feel the walk/bike trails need blown off more frequently, especially after a windy storm.

Overgrown vegetation

Can't comment since I'm not familiar with the standards.

Work standards and work scheduling to residences

Consistent landscaping

Number of cars being parked at short term rentals

Policing the short term rental properties for compliance.

New homes overwhelming neighboring traditional homes

noise ordinance

Electric bikes/scooters/hoverboards....number of cars in rental homes. Condition of rental homes with bike laying everywhere

No comment

Responses 973 **Answered** 534 **Unanswered** 439