

ART MARKLE, PRESIDENT  
ARLENE HULL, VICE PRESIDENT  
ROXANNE CHENEY, SECRETARY  
MONTY HOPEY, TREASURER

**COTTAGE FARM**  
**PROPERTY OWNERS ASSOCIATION**  
**BOX 2223, BEAUFORT, S.C. 29901**  
**cottagefarm.org**

DAVID HOMYK, BOARD MEMBER  
MARSHALL SMITH, BOARD MEMBER  
HAZEL ROSE, BOARD MEMBER

**Rules and Regulations for Use of the Common Property**  
**As Approved by the Board of Directors on 9/13/2010**

**Cottage Farm Dock:**

- Persons under the age of 18 shall not use the dock facility after sunset unless accompanied by a property owner.
- Persons under the age of 18 shall not have guests on the dock facility unless accompanied by a property owner.
- Guests of property owners shall be accompanied by the property owner when on the dock facility.
- Property owners shall be responsible for any damage caused by them or their guests.
- Only property owners shall use the dock parking lot.
- Diving or jumping from the dock, walkway, gazebo roof or handrails is strictly prohibited.
- Climbing in or on the gazebo roof structure is strictly prohibited.
- Littering on the dock and in the dock parking lot is strictly prohibited.
- Trespassers shall be prosecuted as provided by Section 9-1005 of the Code of Ordinances of the City of Beaufort and Section 16-11-520 of the Code of Laws of South Carolina 1976, as amended.

**Cottage Farm Retention Pond:**

The retention pond is the collection point for much of the storm water runoff from our streets within Cottage Farm. As such it contains various containments and bacteria. The retention pond also is composed of a clay liner which inhibits the water from draining into the water table. The two aeration fountains located within the pond are powered with 220 volts of electricity, with each unit having a live 120 volt leg at all times. Access to the pond is only available from two points; a narrow path of common property located between lots 40 and 41 and via the access road located between lots 49 and 50. The remaining portions of the pond belong to the property owners who own the lots which border the pond. Please do not go on their property unless you have their permission to do so.

- Swimming or wading in the pond is prohibited.
- Fishing is allowed only on a catch and release basis – aquatic life in the pond is not fit for human consumption.
- Please access the pond only by means of the two access routes listed above.
- Feeding of water fowl is discouraged.

**Other Common Areas:**

- Property owners shall be responsible for any damage caused by them or their guests.
- Driving and parking on common property is strictly prohibited.
- Littering in common areas is strictly prohibited. (It should be noted Section 6-3002 of the Code of Ordinances of the City of Beaufort makes it unlawful to litter and to litter from a vehicle.)
- Pets shall be restrained in accordance with Section 6-4002 of the Code of Ordinances of the City of Beaufort.
- Pet owners shall be responsible for the removal and proper disposal of any excreta deposited by his/her animal(s) on common property.
- Trespassers shall be prosecuted as provided by Section 9-1005 of the Code of Ordinances of the City of Beaufort and Section 16-11-520 of the Code of Laws of South Carolina 1976, as amended.

