

6/25/25 Minor (Escrow)

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RECORDING FEES \$25.00

Prepared by and return to:  
Minor, Haight & Arundell, P.C.  
P.O. Drawer 6067  
Hilton Head Island, SC 29938

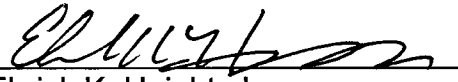
STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT ) AFFIDAVIT TO RECORD

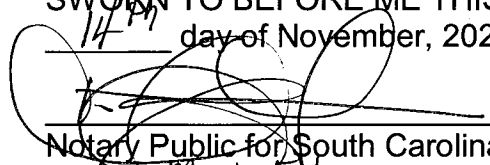
IN RE: Hampton Place Owners' Association, Inc.

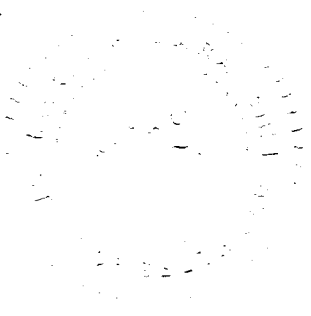
I, Ehrick K. Haight, Jr., do hereby state that:

- 1. I am an attorney licensed to practice law in the State of South Carolina.
- 2. The attached **Rules of Conduct** are being recorded to comply with the South Carolina Homeowners Association Act, Title 27, Chapter 30, Section 110, et seq., South Carolina Code of Laws (1976), as amended.
- 3. The attached **Rules of Conduct** amend and restate the Rules of Conduct recorded on January 10, 2020 in Book 3827 at Page 2032 and re-recorded on January 17, 2020 in Book 3829 at Page 1949, Beaufort County Records.

FURTHER DEPONENT SAYETH NOT.

  
Ehrick K. Haight, Jr.  
Attorney for Hampton Place Owners' Association, Inc.

SWORN TO BEFORE ME THIS  
14<sup>th</sup> day of November, 2025.  
  
Notary Public for South Carolina  
Name: Maria F. Lara  
My Commission expires on: 6-30-32



**HAMPTON PLACE  
OWNERS' ASSOCIATION, INC.**

**RULES OF CONDUCT**

*AMENDED:  
June 2025*

## **INTRODUCTION & GENERAL INFORMATION**

These Rules of Conduct have been adopted by the Hampton Place Owners' Association, Inc. (the "Association") Board of Directors (the "Board") pursuant to its authority to do so under the First Amendment to the By-Laws of the Hampton Place Owners' Association, Inc., in order to assure the peaceful and orderly use and enjoyment of the Units and Common Elements of the Association. The Board of Directors shall be responsible for the establishment of "Rules of Conduct" applicable to all Co-Owners and their family members, guests, and tenants. Co-Owners shall be responsible for the conduct of their family members, guests, and tenants. These Rules and Regulations may be regularly amended as the Board determines from time to time.

### **GENERAL:**

Residents shall exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, televisions, and amplifiers that may disturb other residents.

No Owner shall post any advertisements or posters of any kind in or on the Property except as authorized by the Association

No Owner shall hang garments, towels, rugs, or similar objects from the windows, balconies or any of the facades of the Property.

No Owner shall clean dust mops, rugs or similar objects from the windows or balconies by beating on the exterior of the Property.

No Owner shall throw trash or garbage outside the disposal installation provided for such purpose in the service areas.

No Owner shall act so as to interfere unreasonably with the peace and enjoyment of the residents of the other Units in the Property

No Owner shall maintain any pets which cause distress to Co-Owners through barking, biting, scratching or damaging of property.

No Owner shall operate or utilize any charcoal or gas grills, either permanent or portable, on the decks or balconies or in close proximity of the Units, it being understood that such use is a violation of local fire ordinances.

No Owner shall operate, park, or store on the Property any recreational vehicles, motor homes, motorcycles, mopeds, trucks, trailers, commercial vans or boats.

No Owner, resident, or lessee shall install wiring for electrical or telephone installations, television or radio antenna, air conditioning fixtures, or similar objects outside of his dwelling or which protrudes through the walls or the roof of his Unit except as authorized by the Board.

No smoking in the elevators.

### **POOL AND RECREATION AREA:**

There should be no solo swimming.

There should be no running, boisterous or rough play.

No person under the influence of alcohol or drugs should use the pool.

There should be no spitting or blowing nose in pool.

Persons with diarrhea illness or nausea should not enter the pool.

Persons with skin, eye, ear or respiratory infections should not enter the pool.

Persons with open lesions or wounds should not enter the pool.

No animals or pets allowed in the pool as well as the area inside the fenced in pool area.

No floats or rafts allowed in the pool.

No glass allowed in the pool or on the deck.

No children should be in the pool without supervision.

You should take a shower before entering the pool.

The pool area is open from 8:00 a.m. to 10:00 p.m.

The maximum number of swimmers allowed in the pool is 100. – (30 for adult pool)

A first aid kit is located on the bath house wall.

An emergency phone is located on the bathhouse wall.

Lifesaving equipment is located on the fence near the spa area and adult-only pool.

Pool Lounge Chairs may not be reserved.

Only sound devices equipped with individual earphones are permitted in the pool area.

BBQ grills may not be reserved.

Do not act as to interfere unnecessarily with the peace and enjoyment of other guests in the pool area.

**JACUZZI:**

Elderly persons and those suffering from heart disease, diabetes, high or low blood pressure should consult their physician before using the spa.

The use of this spa while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics, or tranquilizers should be avoided.

Pregnant women should not use the spa without consulting their physician.

Persons should spend no more than fifteen (15) minutes in the spa at any one (1) session. Long exposures may result in nausea, dizziness, or fainting.

The maximum temperature recommended by the South Carolina Department of health and environmental control, for any spa is 104.

Children under 6 years old are not permitted in the spa.

Children under 13 years of age must be accompanied by an adult.

**UNIT RENOVATION:**

Any work requiring a building permit, use of power tools, or work against walls (including painting or wallpapering), floors (including carpeting, wood flooring or tile) or ceilings where sound may travel to other units is subject to the following rules:

All interior or exterior renovations require Board or the Management Company's approval. All renovation applications must be submitted to the Management Company to be approved for work during that year's Renovation Time Period and before commencement of work. Please submit a description of the work to be done in the unit, along with the corresponding plans and documentation.

Upon approval of the project, the Management Company will provide a certificate of approval and will notify all owners and rental companies of the affected building, as necessary.

The owner is solely responsible for acquiring and displaying the proper building permit by the first day of any renovation. The building permit and approval certificate from the Management Company must be posted so that it can be observed from outside the unit. A copy of the building permit shall be sent to the Management Company.

Please note that all renovation work must be completed between Labor Day and Memorial Day (Renovation Time Period). Work must be done only between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday.

No work is to be performed on Saturdays, Sundays, or holidays.

If Board approval is not obtained by the owner prior to the start of construction, there will be a daily charge of \$300. Any work that is not completed by Memorial Day is subject to daily fines of \$300.

Both Owner and Contractor shall certify that noise dampening underlayment will be installed below the new wood/laminate/tile flooring being installed. The noise damping underlayment used must meet Building Code Requirements.

Maintenance of windows and doors are the responsibility of the owner of the unit. However, any replacement of windows or doors must be approved by the Board.

When seeking Board approval for window or door glass or frame replacement a Remodeling Work Application needs to be submitted to the Management Company. Please ensure application states reasons why you wish to replace windows or doors.

The Owner needs to ensure that the Town of Hilton Head code requirements are met when selecting replacement glass and frames. Their requirements include (a). Design pressure rating (b). Energy Rating (c). Solar Heat Coefficient (d). Impact Resistant glass. Owner should obtain a compliance certificate for Code requirements from the installer and provide a copy to the Management Company.

Impact Resistant glass is required for all windows and doors.

No tinted glass or tinting film is allowed.

To ensure the same profile as the existing windows and doors on the building only Anderson A 400 Storm Watch Windows and Sliding Doors replacement products are to be used. They must be made of aluminum and match the existing window or door in appearance and color.

Installer must have appropriate license and be approved by our Building Consultant.

Any damages to the common areas and building surfaces resulting from window or door replacement will be deducted from required deposit.

Owners are also reminded that they are financially responsible for any water and structural damage, including effects on ceilings and walls, in adjoining units.

No construction debris is to be placed in the trash rooms or put down the trash chutes. The waste company will not pick up construction debris and the owner will be fined \$1,000 if the waste company discovers that there is construction debris in the dumpster of Hampton Place.

After unloading, contractor vehicles must be parked in exterior parking spaces not in the parking garage.

Balconies and common areas such as hallways and parking garages are not to be used as work areas.

Balconies are not to be used for visible storage of furniture, tools, or building materials. No trash or building material is to be thrown off balconies.

Under no circumstances is there to be cutting of material on the ocean side of the building. It is required that use of power tools (sawing and cutting) be limited to the exterior parking space work areas. However, work can be done in the unit as long as all doors and windows remain closed to contain dust and noise.

Contractors are required to keep common areas clear and clean at all times. Daily cleaning and removal of debris is required. The contractor must provide a dumpster and contact the Management Company for placement.

Contractors must protect the elevator and elevator floor when moving materials, supplies, and tools.

Any elevator shutdown caused by contractor will incur a \$1,000 fine per occurrence. Caution must be given to stairways, walkways, and handrails as well.

Contractors are not permitted to use the luggage carts.

Any violation of the above rules will result in an immediate fine of \$1,000.

A deposit of \$5,000 is required for renovations (painting and carpeting only are excluded) under \$50,000 and a deposit of \$10,000 is required for all major renovations over \$50,000. This deposit will be held as collateral for any potential damages or rule violation. Please make the check payable to Hampton Place. If costs are incurred by the regime for damages done to common areas during construction, or to perform clean-up activities during or after construction, the deposit will be used for payment. Upon final inspection, if all is satisfactory, the deposit will be returned.

A \$75.00 fee will be required for administration and inspections costs. Please make this check payable to the Management Company.

Owners and/or contractors must notify the Management Company in writing when the project is complete so that a completed project inspection may be performed by the Management Company or its representative. Inspections by the Management Company or its representative may be performed at any time during the project.