

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

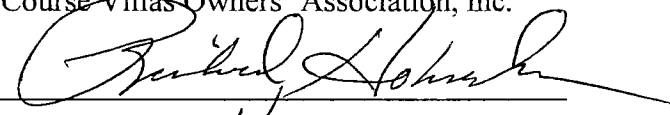
IN RE: Ocean Course Villas Owners' Association, Inc.

The attached document is 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.

1. Ocean Course Villas Owner Requirements for Structural Modifications

Ocean Course Villas Owners' Association, Inc.

By:

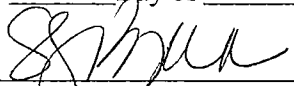

Richard Hohnsacker

(Printed name)

Its: VICE PRESIDENT

SWORN TO BEFORE ME

On this 22nd Day of January, 2019.



Notary Public for South Carolina

My Commission Expires: July 4, 2025



SHANNON J. RYAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires July 4, 2025

OCEAN COURSE VILLAS OWNER REQUIREMENTS FOR MAKING STRUCTURAL MODIFICATIONS OR EXTERIOR ALTERATIONS

The Master Deed stipulates that all structural modifications and/or alterations to a unit require prior written approval of the board. This requirement does not apply to routine maintenance or repairs such as painting, carpeting, appliance repair, etc. It does, however, apply to any modifications that affect the overall aesthetics.

Owners are required to comply with the following procedures:

Scope of work:

- All work must comply with the provisions set forth in the Master Deed and Bylaws of Ocean Course Villas; the Covenants and Rules of Sea Pines; and local building codes.
- All work is limited to the confines of the unit involved and cannot extend to common property.
- All work must be undertaken in a manner that is safe, does not compromise the integrity of the building, or adversely affect the enjoyment of other owners.

Approval and Permits:

- A Proposal for Renovation, including appropriate drawings, must be submitted to the Management Company for board approval before work commences.
 - Assuming the Board gives approval for the project to proceed the owner is obligated to supply to the property manager a set of drawings which are representative of the plans being submitted for the City Building Permit, to insure conformity with the Boards Approval.
 - Should the approval of the Board not be given the owner is at liberty to reapply having consideration for the reasons approval was denied.
 - On completion of the renovation it is the owners responsibility to supply to the property manager a copy of the pertinent plan drawing with as built dimensions to confirm construction is in accordance with the BOARDS approval.
- A City Building Permit must be obtained by the owner or owner representative, when required, and displayed at the work site.
- Any construction procedure that will generate excessive or extended noise or may cause inconvenience to neighboring units requires approval by the board. The application must include a definition of the procedure, why it is required, as well as the specific times and durations expected for the procedure. The board may elect to restrict the procedure or to limit the times that such procedures are allowed. The owner or contractor will be required to give the Regime Management Company

notice of the planned procedure at least three (3) business days prior to said procedure so that neighbors can be notified.

Timing:

- Work may not be performed during the months of June, July, or August without special approval by the board.

Contractors:

- Owners are responsible for employing contractors who have the appropriate licenses and insurance for the work involved.

All of the above should be forwarded to IMC Resort Services, Inc. for distribution to your Board of Directors. Thank you. Fax 843-785-3901 Bryan@IMCResortServices.com