

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: Springwood Villas, HPR

The attached documents 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.

1. Springwood Villas, HPR – Rules and Regulations (April 9, 2019)

Springwood Villas, HPR

By: _____

Bruce E. Cain

(Printed name)

Its: President

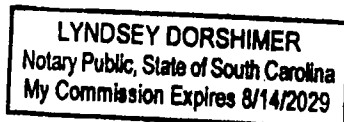
SWORN TO BEFORE ME

On this 20 Day of February 2020.

Lyndsey Dorshimer

Notary Public for South Carolina

My Commission Expires:



SPRINGWOOD VILLAS, HPR

COMMUNITY RULES & REGULATIONS

Adopted by the Board on April 9, 2019

Owners are responsible for providing this information to their tenants and guests.

Owners are responsible for the actions of their tenants / guests.

Owners are kindly asked to post this information in their villas so their guests and tenants are aware of the Community Rules & Regulations; especially in instances where the villas are rented.

We thank you in advance for your cooperation.

1. No pets.
2. No grills permitted on Springwood property
3. Smoking is not permitted in the common elements and limited common elements (including, but not limited to, the pool area, the courtyard areas, patios/balconies, stairs, entryways, sidewalk areas and parking facilities/parking areas).
4. **Refuse service:**
 - A. Please make sure all trash is bagged and tied before placing in dumpster. If the closest dumpster is full, place trash in another dumpster. Littering is prohibited.
 - B. If you have large cartons, furniture or extra trash that will not fit in the dumpster, please arrange for a special pick-up or take them to the public dump off Dillon Rd.
 - C. Do not put any garbage outside of dumpster or on top of the dumpster.
 - D. Under no circumstance should trash be left outside of your door.
5. **Parking regulations:**
 - A. Only non-commercial vehicles, with two axles are permitted to park in the community. Trucks, and vans must park in the exterior gravel parking and any vehicle that does not fit in a single parking space must also park in the exterior gravel parking.
 - B. Each villa is permitted to use no more than one space per bedroom. One space is reserved for each villa and is marked with the number of the villa.
 - C. All unmarked spaces are on a first come, first serve basis.
 - D. Any vehicle on the property not having current tags and/or not in working order is subject to being towed. Storage of vehicles is not allowed on the property.
 - E. Trailers, campers, boats and golf carts are not allowed on Springwood property.
6. No fishing or feeding wildlife is permitted.
7. Bikes must be parked on bike racks, in storage room or inside villa.
8. Owners must provide the Board with the name and contact information of each tenant occupying the unit for 90 days or more and the identification of all vehicles (make, model, color and license tag) of each tenant occupying the unit for 90 days or more.
9. **Pool regulations:**
 - A. Access cards are required to gain access to the pool area. Propping open the gate or otherwise circumventing the access card system will subject the card to revocation.
The key cards will not work:
 1. During pool off hours
 2. If homeowners have any outstanding balance of more than \$25.00 that is over 30 days past due.
 3. Pool is closed because of DHEC violation or cleaning.

Turnover, please. ➡

4. Homeowner violation of pool rules.
 - B. Children under 16 must be accompanied by an adult while at the pool.
 - C. **The pool Opens at 8:00 a.m. and Closes at 10:00 p.m.**
 - D. No glass of any kind, allowed in pool or pool area.
 - E. Posted pool rules must be followed by order of the SC Health department; DHEC.
10. If you are locked out of your villa, call your rental agent or a locksmith; management does **not** provide lockout service.
11. All curtains and window dressings must be in good repair and lined with white fabric.
12. Speed limit on the property is 10 mph.
13. South Carolina law prohibits the discharging of fireworks.
14. Springwood Villas is a condominium association and neighbors share common walls. **Quiet hours are from 11 pm to 7am, excessive noise will not be tolerated.**
15. No exterior changes, including the installation of satellite dishes, are permitted without prior written consent from the board of directors.
16. All villas shall be used for **residential purposes** only with the following occupancy limits:
 - Two-bedroom villas:**
 - long term (30 days or more) – four occupants
 - short term – six occupants
 - Three-bedroom villas:**
 - long term (30 days or more) – six occupants
 - short term – eight occupants
17. Commercial Enterprises (businesses) are not permitted to be run out of any villa in the community of Springwood Villas, HPR.
18. Private signage of any type is not permitted to be displayed in or around any villas in Springwood. Examples of signage not permitted include: signs promoting commercial enterprises, for sale signs, for rent signs, etc.
19. No clothing, towels, bathing suits, etc. on the courtyard patios/balconies or entryway decks facing the parking lots. Also all courtyard patios/balconies and entryways decks facing the parking lots shall remain free and uncluttered of personal articles such as bicycles, toys, trash, electrical appliances, etc. Only furniture designed for outdoor use is approved for courtyard patios/balconies and entryway decks facing the parking lots.
20. Handy numbers to have close by:
 - Emergency 911**
 - Sheriff's Department Non-Emergency – 843-524-2777**
 - IMC Resort Services, Inc. – 843-785-4775
 - YOUR Rental Agent's Phone # (provide in space):** _____