

Prepared By/Return To:  
Mutterer Law Firm, LLC  
PO Box 29  
Bluffton, SC 29910

STATE OF SOUTH CAROLINA                    )  
  )  
COUNTY OF BEAUFORT                        )  
  )

AFFIDAVIT TO RECORD

IN RE:                South Beach Village Bluff Apartments Horizontal Property Regime No. 53B a/k/a  
                          South Beach Village Bluff Apartments Horizontal Property Regime No. 54

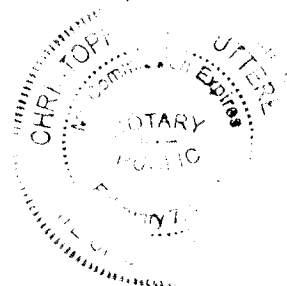
I, Jannine M. Mutterer, Esquire, do hereby state that:

1. I serve as general counsel for South Beach Village Bluff Apartments Horizontal Property Regime No. 53B a/k/a South Beach Village Bluff Apartments Horizontal Property Regime No. 54.
2. This Affidavit is made to record the following documents in order to meet the requirements of the South Carolina Code §27-30-110, et seq. known as The South Carolina Homeowners Association Act which amended Title 27 of the 1976 Code of Laws of South Carolina.
  - a. *Rules and Regulations for Owners and Guests, Bluff Villas Regime 54;*
  - b. *Owner Obligations Bluff Villas Regime 54;*
  - c. *Bluff Villas Regime 54 Renovation Agreement;*
  - d. *Bluff Villas Regime 54 Renovation Application; and*
  - e. *Bluff Villas Regime 54 Renovation Checklist.*

FURTHER AFFIANT SAYETH NOT.

*Jannine M. Mutterer*  
Jannine M. Mutterer, Esquire

SWORN TO BEFORE ME THIS  
4<sup>th</sup> day of April, 2026  
*[Signature]*  
Notary Public for South Carolina  
My Commission expires 2/7/2033



**BLUFF VILLAS REGIME 54  
RENOVATION APPLICATION**

This Application and any subsequent approval or denial are issued pursuant to the authority of the Board of Directors under Article IV (Administration) and Article VI § 3(b) of the By-Laws of Bluff Villas Regime 54, which authorize the Board to oversee, administer, and regulate structural modifications for the protection of the common elements and other units.

This Application submitted by \_\_\_\_\_, the Owner (herein so called) of Unit \_\_\_\_\_ in Building 4 of Bluff Villas Regime 54 (the "Affected Unit") for the approval of the Board of Directors of Regime 54 (the "Regime") of the renovation/remodeling work described in detail below (collectively, the "Work").

Owner understands and agrees with the following **Review Standard**:

(1) Any and all changes, enhancements, modifications or remodeling of the Affected Unit that would (a) alter or move any existing wall, door, or roof/ceiling structures, (b) change the location of or otherwise alter the existing plumbing or electrical configuration (including, without limitation, the change in size or location of any drainage lines), (c) replace or significantly alter any air conditioning or dryer venting equipment (whether on the roof, within the unit or through the wall of the Affected Unit), and/or (d) alter the color and/or design for any exterior door or window, requires the approval of the Regime.

(2) While the Regime desires to be as accommodating to Owner as possible in Owner's making of modifications, enhancements and the like to the Affected Unit and, therefore, will not unreasonably withhold its approval of this Application and the Work, the Regime must protect its property (i.e., the common elements and limited common elements of the Regime) and must also protect the real and personal property of the owners of other units in the Regime. Therefore it shall not be unreasonable for the Regime to withhold approval, and that the Regime has the full right, power and authority to so withhold such approval, to and for any Work which involves changes to structural elements and/or building systems (plumbing, electrical, HVAC, cable television, etc.) if the same would, in the Regime's sole determination, pose a risk of any detriment to the common elements of the Regime, the real or personal property of other owners in the Regime and/or the use and enjoyment by such other owners of their real and personal property.

(3) Owner shall submit a Renovation Application and Checklist, and Renovation Agreement on or before receipt of a permit from the Town of Hilton Head. The Regime shall have 15 days from the date of receipt of the completed application to approve or deny owner's application.

(4) If the Regime grants approval, such approval and the Work to be undertaken pursuant thereto, are and shall be subject to the execution and delivery by Owner and the Regime of the

Bluff Villas Regime 54, the Renovation Agreement in the form attached hereto with all blanks appropriately filled (collectively with this Application and the plans and specifications delivered by Owner herewith, the "Renovation Agreement"), and to all the terms, covenants and conditions of the Renovation Agreement. If the Regime grants approval it will provide Owner with written notification of approval within 15 days of receipt of the completed Renovation Application.

**(5) Owner understands and agrees that it is Owner’s sole responsibility to verify that the Work will fully comply with all applicable laws, rules, regulations, building codes and the like (collectively, "Governmental Requirements"), the Renovation Rules, Renovation Checklist and the execution of the Renovation Agreement, and that if the Regime grants approval and additional changes are necessary to complete the Work or any portion thereof due in whole or in part to Governmental Requirements (a) such changes shall be deemed to be "Work Changes" (as such term is defined in Paragraph 2 of the Renovation Agreement), (b) the Regime’s approval for the Work (of the affected portion thereof) will be automatically rendered null, void and of no force or effect, and (c) the Work, or such affected portion thereof, may not be undertaken unless and until the Regime grants subsequent approval therefore, which approval may be granted or denied consistent with the standards specified in this Application.**

**(6) Acknowledgment. The undersigned Owner acknowledges that approval of this Application is subject to and conditioned on (a) compliance with the Renovation Rules and (b) execution of a Renovation Checklist and Agreement approved by the Regime. Owner further acknowledges that enforcement of such Rules and Agreement shall include contractual remedies and any additional remedies authorized by the Governing Documents or permitted under South Carolina law, as the same may be amended.**

Please provide a completed Renovation Checklist, sign below, and return this Application, together with all plans, specifications, schematics, design and construction contracts and a check representing Owner’s Compliance Deposit in the amount of 10% of the project cost as stated on the Town of Hilton Head Building Permit or \$1,500 (whichever is greater) to:

Bluff Villas Regime 54  
c/o IMC Resort Services, Inc.  
Attn: Bill Gephart  
2 Corpus Christi Ste 302  
Hilton Head, SC 29928

Email: Bill@IMCHHI.com

Owner: \_\_\_\_\_

Date: \_\_\_\_\_