

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: Palmetto Bay Marina Village Association.

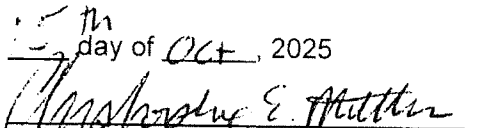
I, Jannine M. Mutterer, Esquire, do hereby state that:

1. I serve as general counsel for Palmetto Bay Marina Village Association.
2. This Affidavit is made to record the attached *Palmetto Bay Marina Village Association Rules and Regulations*, and *Palmetto Bay Marina Village Association Interior Renovation Rules*, 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.

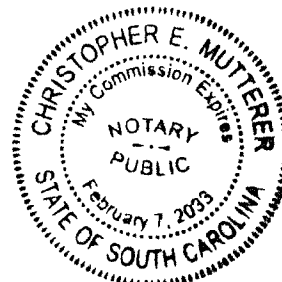
FURTHER AFFIANT SAYETH NOT.


Jannine M. Mutterer, Esquire

SWORN TO BEFORE ME THIS


day of Oct, 2025

Notary Public for South Carolina
My Commission expires 2/7/2033



Palmetto Bay Marina Village Rules & Regulations Property Owners, Residents, and Guests Shall:

1. Not obstruct the common *AREAS* within the *ASSOCIATION*, including parking areas, walks, porches, landings, meter rooms, and stairs. No items shall be placed in the common areas. A unit front door mat and ornamental door hanging are permitted.
2. Be fiscally responsible for any damage to the common property.
3. Not enter into a lease of less than six months in duration.
4. Not alter the premises in any manner without the expressed written consent of the Palmetto Bay Marina Village Association Board of Directors. This includes windows, doors, and any other portions of the buildings and grounds considered common to the entire premises. No dish antennas, wires, or cables of any kind are permitted to be attached to the exterior of the buildings without prior regime approval. Please reference the Interior Renovation Rules and Application prior to the start of any work.
5. Any and all work, where permit is required, must be performed with a **permit** posted between the hours of 9 am to 6 pm, Monday-Friday; Saturday 10 am to 6 pm. **No Sundays!** All materials must be cleaned up and hauled off the property immediately. This includes dust and debris in the halls and stairwells as well. (No dumpsters or trailers allowed unless approved by the Board of Directors.) Please reference the Interior Renovation Rules regarding applicable fines for non-compliance.
6. Provide a working copy of a key or door combination to all unit door locks to the management agent. It is highly recommended for the purpose of entering the property for pest control or in the event of an emergency requiring entry. If a key or combination is not available and there is a need for access, the owner will be responsible and liable for all costs that are incurred to access the unit as well as any damages that result due to delayed access to the unit.
7. Do not hang washing, clothing, towels, linens, or other such articles on or from the railings, porches, windows, or any other area where they are visible to other residents.
8. Preserve good order at all times and not create or cause to be created any unlawful, boisterous, disorderly, or unseemly conduct; do not disturb the rights, comforts, or convenience of other persons in the complex. Loud music at any time, day or night, is considered disturbing. Quiet hours are considered to be from 10pm-7am.
9. Abide by all parking regulations. The use of motorcycles, "go-carts", "dune buggies", or similar vehicles is prohibited within the complex. Mopeds, Motorbikes, and other vehicles less than 50 CCs must obtain a valid parking decal from the Management office and only park at the designated area next to the lagoon and tennis courts. **Unauthorized, illegally parked, or non-operative vehicles will be towed at the owner's expense, without notice. Campers, motor homes, mobile homes, trailers,**

recreational vehicles, boats, or any other commercial vehicles are strictly prohibited. No vehicles on the property may be stored at any time or possess expired tags or plates. All vehicles must display a Palmetto Bay Marina parking decal in both the front and rear windshield or a guest hangtag that is registered with the Management Company. All vehicles with guest hangtags are to be parked in the overflow parking lot which is located at the tennis courts. All vehicles must be parked in designated parking spaces. Parking on the grass, mulch, or other non-designated areas is prohibited. Owner's that do not adhere to these parking rules and regulations will be subject to towing at the owner's expense without notice.

10. Commercial vehicles with a current parking decal must be parked at the tennis courts at all times, with the exception of daytime service vehicles. All commercial vehicles must be parked at the tennis courts no later than 6:00 pm, or they will be subject to towing at the owner's expense. Commercial vehicles are defined as those vehicles having external signage and those vehicles regularly containing implements and materials used in a trade or business.
11. Do not make or perform any repairs to automobiles or other vehicles within the complex or parking areas.
12. Place trash only in the designated dumpsters at Paddle Boat Lane or the trash room at Dockmaster. Please note that these trash areas are intended for common household trash and no large items or boxes are to be placed in the dumpsters or trash room. **In addition to fines, owners will be billed for the cost incurred by the HOA to have large items and/or boxes hauled away.**
13. Use blinds or curtains with a white or neutral color on all windows. Sheets, towels, or the use of other coverings are not appropriate.
14. Pool, tennis courts, and other common facilities are for the sole use of the residents and guests accompanied by a resident. All users must abide by the Rules and Regulations posted at such common facilities. The pool shall be open for use between the hours of **9:00 am** and **10:00 pm**. Use of the pool at other times is prohibited.
15. Dogs and/or cats must be leashed on the property at **all** times. Unit owners whose tenants have pets are subject to an administrative fee of \$100 for proof of vaccinations.
16. Should any resident wish to host a scheduled, invitational gathering at Palmetto Bay Marina Village, they must first obtain permission from IMC Resort Services and personally post prominent notices at each building no less than one week prior to the event. The notices are to clearly state the date and time of the event, including the time it will be finished. All food, beverages, and music must be set up at the picnic area at "the point". Guests may use the pool area during the party, but pool rules (no glass containers, etc.) always apply. Music is expected to be maintained at a comfortable level for other residents. The host(s) is responsible for cleaning up the areas and removing all trash and food remnants after the party is over. Gatherings must end by no later than 10pm.

17. No Owner, Resident, or Guest shall dispose of food products in the common area trash cans. Household food / beverage containers should not be disposed of in the corridor trash cans near the elevators of the 70 Paddle Boat Lane buildings. **ALL** food products **MUST** be disposed of in your unit or in the designated trash areas referenced in #12.
18. No Owner, Resident, or Guest shall leave food or food products for **ANY** wildlife or domestic animal in the common areas.
19. No Owner, Resident, or Guest shall dispose of furniture, grills, or miscellaneous household furnishings in the common areas. **In addition to fines, owners will be billed for the cost incurred by the HOA to have these items hauled away.**
20. **SATELLITE DISH AND HVAC INSTALLATIONS:** All installations of Satellite dishes or HVAC units must be approved by Management. This must be scheduled with Management prior to installation. The cost of the inspection by Management will be \$50.00.

Please Note: Fines will be imposed on violations at a rate of \$25 per day, per offense (all offenses except those referred to item 20 herein). Owners and rental agents are required to provide a copy of the rules and regulations to the renters. The owners of the units will assume the responsibilities of their tenants.