

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT TO RECORD

IN RE: Briarwood Villas Horizontal Property Regime

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. Briarwood Horizontal Property Regime XXIV Summary of Rules and Regulations (May 2, 2016)
2. Briarwood Villas HPR Construction Notice

Briarwood Villas Horizontal Property Regime

By: Teresa Bedo

Teresa Bedo

(Printed name)

Its:

SWORN TO BEFORE ME

On this 17 Day of January, 2019.

Kathleen Smith

Notary Public for South Carolina

My Commission Expires:

KATHLEEN SMITH
Notary Public, State of South Carolina
My Commission Expires 10/20/2027

Briarwood Horizontal Property Regime XXIV

Summary of the Rules and Regulations

for Residents, Guests, and Owners as approved by the Board of Directors
(Updated 5/02/2016)

GENERAL:

1. All tenants must be registered with IMC Resort Services. All villas are the same size so only six people may be overnight tenants.
2. Tenants and guests are charged with the responsibility of keeping doors locked when not in the villa. The owner has the ultimate responsibility for keys handed out when there are tenants or guests.
3. In accordance with the Briarwood Council Bylaws, villas may not be rented for periods of less than six (6) months. For record keeping purposes, a copy of an owner's lease agreement with a tenant shall be filed with IMC Resort Services. Excessive short term use of an owner's villa by non-family members will be considered a violation of the short term rental restriction. Also, copies of the rules and regulations are available on the IMC website, <http://www.imcresortservices.com> for you and/or your guests.
4. If any problems occur due to the owner making alterations to interiors including atriums, repairs are the owner's full responsibility.

INTERNAL RESTRICTIONS:

5. No obnoxious or offensive activity, nuisances or annoyances to occupants of other units will be permitted inside any unit. Each neighbor is entitled to "peaceful enjoyment" of his/her villa.
6. Dogs and cats only may be kept as pets. **RENTERS MAY HAVE A DOG OR CAT ON PREMISIS WITH THE WRITTEN APPROVAL OF THE VILLA OWNER. RENTERS SHALL BE SUBJECT TO THE SAME RULES AS OWNERS REGARDING THE KEEPING OF PETS.** Any pet creating a nuisance or unreasonable disturbance shall be permanently removed from the property upon ten (10) days notice from the Regime.

EXTERNAL RESTRICTIONS:

7. No external nuisance, use, or practice which is an annoyance or which interferes with the peaceful possession of the property by residents shall be allowed on Regime property.
8. Fireworks are not permitted in Briarwood.
9. No trucks, trailers, or boats may be parked in Briarwood except for commercial services or delivery services. Each villa has two parking spaces. Each owner must tell his or her guests to park in the Visitors' parking areas. No cars may be parked in any area other than the owner's spaces or the Visitors' parking areas. Mopeds and motorcycles are not permitted in Briarwood.
10. Bicycles are permitted. They must be kept in the storage area or on the porch or rear patio. They may not be parked on the sidewalks or front yard. Guests' bikes are subject to the same rules as for owners.
11. Dogs must be on leashes at all times. This is in accordance with Beaufort County laws. They must be walked on the North side or East side of driveways. **Pet owners are personally responsible for cleaning up any nuisance created by their pets, including droppings.**
12. Nothing may be hung, displayed, or exposed on the outside of any unit or at any window or door that would detract from the appearance of the villa or be in the nature of a nuisance (e.g. clothing, beach towels, beach chairs, rafts, bathing suits, etc.). This includes bird feeders outside a unit as well as in atriums as the seeds attract rats. Items not in compliance will be removed.
13. Nothing may be done or kept in any villa or common area that would create a fire hazard. Examples: use of grills or storage of combustible materials in enclosed areas. Outdoor cooking or broiling is permitted inside the atrium assuming the atrium flooring is of a noncombustible material, e.g. brick, cement or stone. If the flooring is a wood material then the local fire code does not permit any type of grill in this area.

SECURITY:

14. Vandals and trespassers will be prosecuted.

MAINTENANCE AND SERVICE:

15. Trash collection is provided on a regular schedule. It is the owner's or guest's responsibility to clean up and keep the service area free from litter and debris and to secure trash containers from encroachment by animals.
16. It is the owner's responsibility to maintain atriums within their villa. This responsibility includes cleaning the atrium drain. Damage caused by flooding in a villa's atrium is the owner's responsibility.

SWIMMING POOL:

17. The Briarwood pool is private. Villa owners are responsible for guests. ALL guests are subject to ALL pool rules.
18. Pool instructions on the posted sign are to be read and followed by owners, guests and tenants.
19. Electronic devices that can be heard by others (unless with headphones), are not allowed in the pool area.
20. Children under twelve (12) must be accompanied AND supervised by an adult.
21. Pets are not allowed in the pool or the pool area.
22. Any pool equipment: floats, toys, games must not interfere with pool usage by other owners and/or guests. All floats, toys, games must be removed from the pool area and cannot be stored in or around the pool house.
23. No diving is allowed.
24. The pool rope with floats across the pool must be kept fastened in accordance with DHEC Law.
25. Gates to the pool area must be kept closed.
26. Request for exclusive use of the pool house by owners or tenants for private parties must be approved by the President of the Regime. A request must be made at least fourteen (14) days in advance. Notification via email will be sent to all owners as soon as request has been approved. All residents shall respect the reservation by not entering the pool house during the reserved hours. Owners will be responsible for any damage incurred and are responsible for all cleanup of facilities. Owners may not reserve pool more than one time per season. Pool may not be reserved on holidays. Pool may only be reserved between the hours of 5pm to sunset. If not reserved, pool house is available on a first come basis. The pool itself is always available to all owners and tenants.

VIOLATIONS OF RULES AND REGULATIONS:

Any violation of the above rules should be reported to IMC Resort Services (843-785-4775) or the President of the Regime. If no answer, call Sea Pines Security (843-671-7170) or in case of an emergency call 911.